



Detailed Area Plan R-Code Variations

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 Town Planning Scheme No.2 and the Residential Design Codes are varied as described in these notations.
- 1.2 The requirements of Town Planning Scheme No.2 and the Residential Design Codes shall be satisfied in all other matters.
- 1.3 Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan (including lots with a land area less than 260m²) except where variations to the provisions of the Detailed Area Plan are sought.
- 1.4 The erection or extension of a single house on a lot contained within this DAP, which satisfies the requirements of the Residential Design Codes and this DAP, is exempt from the requirement to obtain development approval.

2 R- CODING

Lots Applicable	R-Code Density
Lots 2043-2045, 2054-2055, 2057-2060, 2065-2066 & 2076-2093	R20
Lots 2056, 2061-2064 & 2070-2075	R30

3 STREETScape REQUIREMENTS

Setbacks		Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Dwelling	All lots	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots	1.0m	N/A	• Averaging is not permitted to minimum.

- 3.1 Dwellings are required to suitably address all adjacent street frontages as indicated to maximise visual surveillance. All visible house elevations (from building line to erected fence) from the secondary street shall feature a suitable level of detail in a manner consistent with the primary street elevation.
- 3.2 For all lots, no adjoining consultation is required where garages are built to one side boundary.
- 3.3 Unless otherwise specified, driveway access to a garage / carport for corner lots may be provided from the primary or secondary street frontage.
- 3.4 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 2055, 2061, 2064, 2070, 2080, 2083, and 2092.

4 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R30 Lots	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R20 Lots	40%	

Legend

- Extent of Detailed Area Plan
- R20 Subject Lots
- R30 Subject Lots