



## 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 280m<sup>2</sup>) except where variations to the provisions of the Detailed Area Plan are sought.

### 2 R-CODING

Lots Applicable	R-Code Density
Lots 1873-1897, 1905-1918, 1923-1940, 1945, 1953-1960, 1968 & 1985	R20
Lots 1235, 1919-1922, 1941-1944 & 2097	R30
Lots 1898-1904 & 1961-1967	R40

### 3 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Requirements	
Primary Street	Portion of Dwelling	Lots 1235, 1898-1904, 1919-1922, 1941-1944, 1961-1967 & 2097	2.5m	3.5m	• Averaging is not required.
	Dwelling	All remaining lots	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (no laneway access)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots (including side boundary to laneway for Lots 1905, 1918, 1923, 1940, 1945, 1960, 1968 & 1985)	1.0m	N/A	• Averaging is not permitted to minimum.
Laneway (and laneway truncation where applicable)	Garage or Carport	All laneway lots	0.5m	N/A	• Averaging is not permitted to minimum.
	Rear of Dwelling	All laneway lots	1.5m	N/A	• Averaging is not permitted to minimum.
	Studio/Balcony	All laneway lots (where located above garage)	0m	N/A	• Averaging is not required.

- 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.

### 4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 1235, 1919-1922, 1941-1944 & 2097	<ul style="list-style-type: none"> <li>Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary.</li> <li>Buildings built up to second side boundary are permitted for purposes of garage/store only – 9.0m maximum length.</li> <li>Ground floor only.</li> </ul>
	Lots 1898-1904 & 1961-1967	<ul style="list-style-type: none"> <li>Both side boundaries.</li> <li>Maximum total length determined by front and rear setbacks.</li> <li>Ground floor only.</li> </ul>

### 5 SPECIAL PROVISIONS FOR LOTS ADJOINING POS

Setbacks	Lots Applicable	Minimum	Maximum	Requirements
Public Open Space	Lots 1886-1897	3.0m	N/A	<ul style="list-style-type: none"> <li>Averaging permitted (as per the R-Codes).</li> <li>Secondary Frontage (rear).</li> </ul>
	Lots 1886, 1893-1894 & 1897	1.0m	N/A	<ul style="list-style-type: none"> <li>Side Boundary.</li> </ul>

### 6 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	Lots 1235, 1898-1904, 1919-1922, 1941-1944, 1961-1967, & 2097	35%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R20 Lots	40%	

### 7 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 7.1 For Lots 1235, 1898-1904, 1919-1922, 1941-1944, 1961-1967 & 2097, a storeroom of minimum 4m<sup>2</sup> floor area shall be integrated into the dwelling and/or garage (i.e. under the same roof) and constructed of the same materials. No additional sheds or outbuildings are permitted.

## Legend

Extent of Detailed Area Plan	Primary Frontage
R20 Subject Lots	Secondary Frontage
R30 Subject Lots	Visually Permeable Fencing (by developer)
R40 Subject Lots	No Vehicle Access Permitted

#### ENDORSEMENT TABLE

Detailed Area Plan approved pursuant to Cl 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Officer \_\_\_\_\_

Date \_\_\_\_\_

20/10/2014