# RESIDENTIAL DESIGN CODE VARIATIONS

- 1. The provisions of Town Planning Scheme No. 2 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
- The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
- Consultation with adjoining or other land owners to achieve a variation to the R- Codes, as provided for by this DAP is not required.

## STREET SETBACKS

- Primary Street Setback 2.0m minimum to 4.0m maximum (no average setback applies).
- Secondary Street Setback 1.0m minimum.
- Laneway Setback 0.5m including garage, carport and eaves.

## STREETSCAPE (REAR LOADED - LANEWAY)

1. Garages and Carports - 0.5m from laneway.

## STREETSCAPE (FRONT LOADED - LANEWAY)

- Garages and Carports 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located ar least 0.5m behind the dwelling.
- Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% from two storey dwellings in accordance with clause 5.2.2 of the R-Code.
- 3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

# LOT BOUNDARY SETBACKS (REAR LOADED - LANEWAY)

1. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street setback.

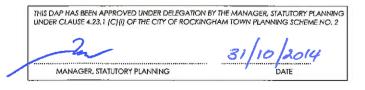
#### **OPEN SPACE**

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
261m²-300m² Lots 1034-1039, 1358-1362, 1364-1368 & 1403-1411	35%	24m² uncovered with 4m minimum dimension
<u>301m²-350m²</u> Lot 1033	40%	30m² uncovered with 4m minimum dimension
Lots greater than 350 m² Lots 882-886, 1018, 1019, 1348, 1349, 1357, 1363, 1369, 1384,1401 & 1402	As per R-Codes	As per R-Codes

# SITE PLANNING AND DESIGN

1. Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m<sup>2</sup>, in which case R-Code requirements apply.









This plan is current at the revised date a subject to approval, survey a engineering detail. This plan remains the property of CLE ©