

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) constitute Residential Design Code (R-Codes) 'Deemed to Comply' provisions. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail.
- Compliance with the 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.
- Modifications to the standards prescribed in this DAP shall require an R-Codes variation application and be at the discretion of the Manager of Planning and Land Services.
- The DAP provisions apply to all lots within the DAP boundary opposite.

Garages

1. Garages shall be located and accessed from the rear laneway where available in the designated location.
2. Garages shall have a minimum 1 metre rear (laneway) setback where applicable.
3. Garage doors shall not overhang the laneway reserve when open or when in the process of being opened.
4. The minimum Finished Floor Level (F.F.L.) of the garages for lots 166,167,168 and 169 relative to the Finished Lot Level (F.L.L.) shall be as follows:

Lot	Finished Lot Level (F.L.L.)	Minimum Finished Floor Level (F.F.L.)
166	11.86m AHD	11.43m AHD
167	12.43m AHD	11.80m AHD
168	12.80m AHD	12.10m AHD
169	13.17m AHD	12.32m AHD

Boundary Walls

5. For all laneway lots boundary walls are permitted to both sides of a lot behind the minimum front setback line, in accordance with Table 1 on this DAP.
6. Boundary walls are not permitted to a secondary street (laneways excepted).
7. For lots 97 & 104 no boundary walls (as defined by the RD-Codes) shall be permitted abutting public open space.

Setbacks

8. For all laneway lots development shall be setback a minimum of 2 metres to the dwelling (setback a minimum of 1.5 metres to a verandah) and an average of 3 metres from the primary street.
9. For lots 141-154 dwellings shall be setback a minimum of 3 metres from the eastern boundary (garages/carports/outbuildings excepted).

Site Cover

10. For all laneway lots site cover shall not exceed 75% of the site area.
11. For all lots in this DAP, any portion of outdoor living area which has permanent roof cover will be included as part of the site cover percentage for the lot.

Dwelling Design

12. Dwellings on all lots shall address the primary street, as well as, where applicable secondary streets and areas of public open space through the use of major openings, verandahs / porches, balconies and /or other similar features.
13. Lots 97 & 104 shall have a minimum of one habitable room with a major opening that has a clear view of any adjoining public open space, where applicable.

Outdoor Living Area

14. An outdoor living area shall be provided in accordance with the RD-Codes with the exception of the permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living areas.

Privacy

15. Major openings and unenclosed outdoor active habitable spaces (balconies, verandahs, terraces or other outdoor living areas) which have a floor level more than 0.5 metres above natural ground level and which overlook any part of any other residential property behind its street setback line, shall be setback in direct line of sight within a cone of vision, from a boundary to a minimum of 4.5 metres.

Fencing

16. For lots 97 & 104 solid fencing shall only be provided along 50% of the boundary adjoining public open space, with any remaining portion of the fence to be visually permeable, as defined by the RD-Codes.

Note: Any variations to the provisions set out by this DAP will require a 'performance assessment' in accordance with the RD-Codes, which must be submitted in conjunction with a building license application.

Description	Max. Wall Height	Max. Wall Length
Dwelling - Single Storey	3.5m	No Limit
Dwelling - Two Storey	6.0m	15m

Note:

- Height to be measured from Natural Ground Level.
- For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and abuts a similarly configured wall or secondary street.

