



Location Plan 1 : 20000 @ A3

R-Code Variations
 Compliance with this Detailed Area Plan (DAP) replaces the need for planning approval. Any variations to Acceptable Development Standards (as outlined in this DAP or relevant R-Codes), can be addressed through an application for a codes variation submitted with a building license application.

R20 Lots ■
 1. A minimum provision of 40% open space is required

R30 Lots ■
 1. A minimum provision of 30% open space is required
 2. Zero side setbacks are permitted on both sides

Lots 337 - 348 (inclusive)
 1. The rear setback for these lots shall be 1.5m min.
 2. To ensure passive surveillance, direct line of sight to the POS is required from a living room, lounge room, dining room, television room, sitting room, kitchen.
 3. The front facade of the dwelling, including the main entrance, shall face the Public Open Space.

Lots 316 and 317
 1. The front setback requirements for front loaded lots opposite POS in the Agreed Structure Plan shall not apply
 2. The front setbacks for these lots shall be as per the R-Codes

Legend

- X Mandatory side for garage (Zero side setback permitted but not mandatory)
- ▲ Direct line of sight to POS required from habitable room
- X Visitor Parking
- Visually permeable fencing

[Signature] 11/11/12
 Manager Planning Implementation Date



REV	DESCRIPTION	DATE	BY	CHK	APP
K	REMOVE OUTDOOR AREA	12/10/12	SJ	AC	
J	ADD VARIATION No 3	12/09/12	SJ	AC	
I	REV VARIATIONS	12/08/12	SJ	AC	
			YYVVD	DRWN	APPPD