

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

R-Code

- The R-Code of the Cottage and Grouped Housing lots is R40.

Design Elements

- Dwellings (including patios) must be located within the building envelopes as defined by the setback requirements.
- Dwellings are required to suitably address all adjacent streets (excluding laneways) through the use of major openings to habitable rooms.
- At least one major opening shall be located on the northern elevation of dwellings.
- A secondary street elevation shall feature a suitable level of detail including windows in a manner consistent with the primary street elevation.
- Dwellings on Cottage lots and Grouped Housing lots shall be designed to address the primary street frontage with the main entry accessed via this frontage.
- Cottage and Grouped Housing lots are to be constructed with a store area (minimum 4 m²) under the main roof of the dwelling or garage and be accessible from either the exterior or within the garage area in accordance with the R-Codes.
- Vehicular access to Cottage lots shall only be permitted from the rear laneway. Vehicular access to Grouped Housing lots shall be restricted as depicted on the Local Development Plan.

Cottage Lots

- The following setback requirements shall apply to Cottage Lots 816-835. (Except where noted, all other setbacks shall be in accordance with the R-Codes):
 - A minimum of 2.0m and a maximum of 4.0m from the primary street;
 - Garages/carports shall be setback a minimum of 0.5m and maximum of 1.5m from the laneway;
 - A nil setback for dwelling and garage/carport to the side boundary is permitted where indicated on the Local Development Plan.

Grouped Housing Lots

- The following setback requirements shall apply to Grouped Housing Lots 836 & 837 (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - A minimum of 2.0m and a maximum of 4.0m from the primary street (no average applies);

Open Space

- A minimum of 30% private open space shall apply to Cottage and Grouped Housing lots.

Garage

- All garages/carports for single dwellings shall accommodate two cars parked side by side.
- Garages/carports shall be located as indicated on the Local Development Plan.

Bin Pads

- A bin pad shall be provided at a nil setback from the laneway. Fencing shall be setback a minimum of 0.5m from the laneway to allow for rubbish bin collection.

Fencing

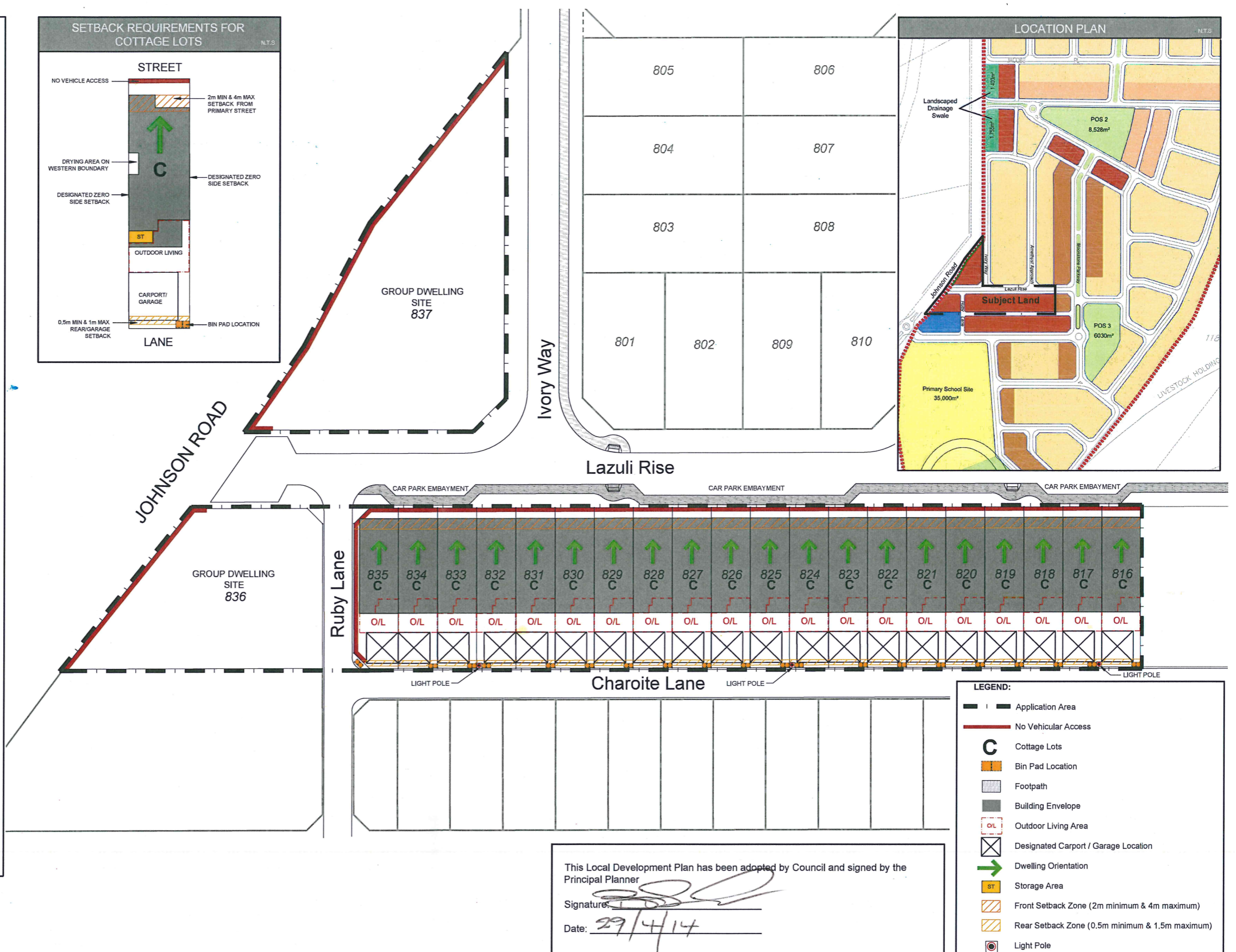
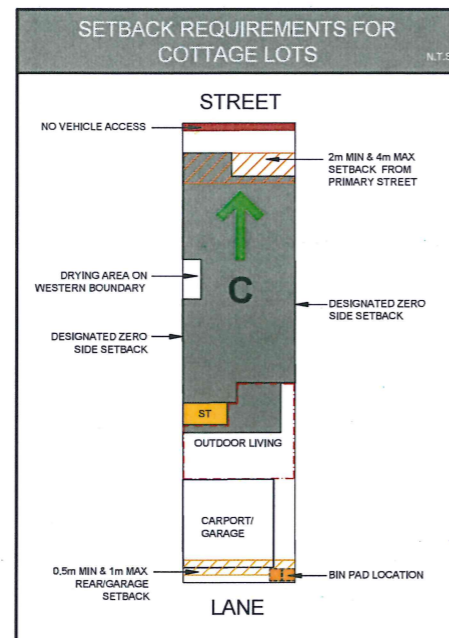
- Where fencing is provided by the developer no modifications are permitted except for maintenance or repair using materials that are consistent with the original construction.

Notification to Prospective Purchasers

- The Developer is required to give prospective purchasers a complete copy of all the requirements of this Local Development Plan prior to Offer and Acceptance being made.

Other

- The requirement to consult with adjoining or other land owners to vary the R-Codes in accordance with the Local Development Plan is not required.
- 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 Local Development Plan (including lots with a land area less than 260m² except where variations to the provisions of the Local Development Plan are sought).



This Local Development Plan has been adopted by Council and signed by the Principal Planner

Signature: *[Signature]*
Date: 29/4/14

