



#### Scheme and Residential Design Code Variations

- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes and applicable management plans shall be complied with.
- Consultation with adjoining or other landowners to achieve a variation to the R Codes, in accordance with the Local Development Plan (LDP), is not required.
- R-code Variation Approval or Planning Approval is required only where variations to the provisions of this LDP are sought.
- Owners are to confirm location of service points prior to lodging building plans with council.
- Lot numbers shall be shown and maintained on bin pads that are not located on that Lot.

#### Visual Amenity and Streetscape Requirements

- Minimum setbacks are as follows:
  - to laneways (rear setback): 0.5m
  - to other streets: 2.0m
  - to public open space: 2.5m (front setback)
- Averaging of setbacks not permitted.
- For boundaries with a permitted nil setback, the minimum ground floor setback shall be nil to the maximum extent determined by front and rear setbacks.
- A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the front dwelling setback.

#### Open Space Requirements

- Minimum total open space is 35% of site area.
- Provision of at least one outdoor living area (e.g. patio, deck, balcony) that is fully insect screened.
- Fencing installed by the developer that fronts Public Open Space cannot be modified, with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.

#### LEGEND

LOT BOUNDARY	NO VEHICLE ACCESS
REQUIRED GARAGE LOCATIONS	PRIMARY BUILDING ENVELOPE
PERMITTED NIL SETBACK	RESIDENTIAL DENSITY CODING
DWELLING ORIENTATION	BIN PAD AND ALLOCATED LOT (where not the adjacent lot)
DWELLING SETBACKS	