

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

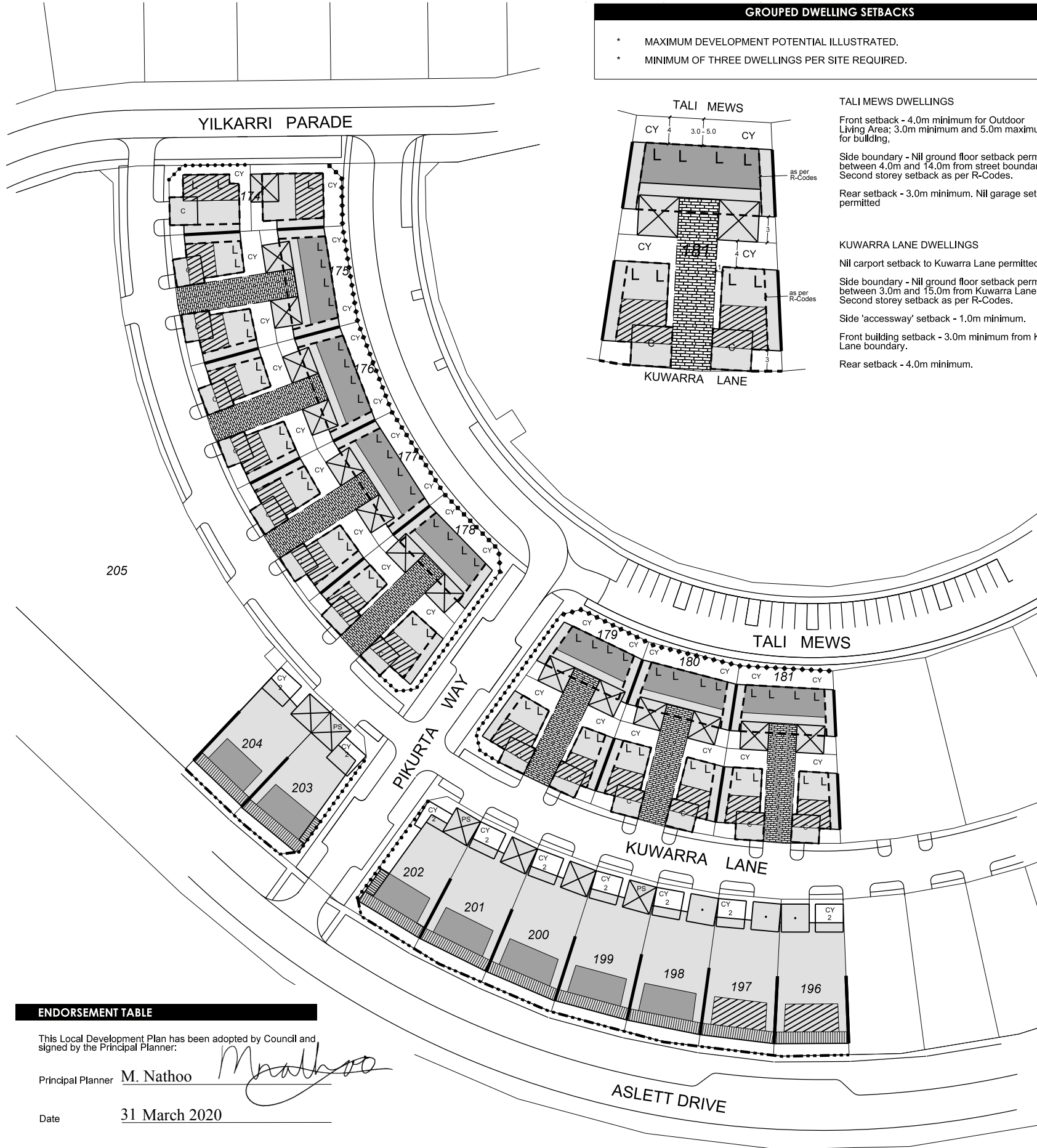
- The District Town Planning Scheme and R-Codes are varied in the following manner:
1. The dwellings (including patios and gazebos) must be located within the building envelopes where shown.
 2. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes contained in this Local Development Plan is not required.
 3. Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site areas.
 4. Sheds and outbuildings that do not match the construction materials and colours of the dwellings are not to be visible from the street or public open space.
 5. Setbacks for development shall be in accordance with the 'Grouped Dwelling Setbacks' or 'Building Setbacks' diagrams, and relevant 'setback variances' as applicable.
 6. Council has discretion to vary the provisions of the Local Development Plan (including setbacks and garage locations) to improve solar penetration.
 7. Compliance with the provisions of the Local Development Plan negates the requirement under the R-Codes to obtain planning approval for lots less than 350 m² in area.
 8. A minimum of 35% private open space is permitted.
 9. Lots 174 to 181 are permitted to have 180 m² minimum site area per dwelling.
 10. Space for two bins to be left for collection should be provided on each lot, clear of the building line.

BUILDING SETBACK VARIANCES

1. Lot 178 & 179 – Minimum 1.2m setback to Pikurta Way boundary for first and second storeys of relevant dwellings

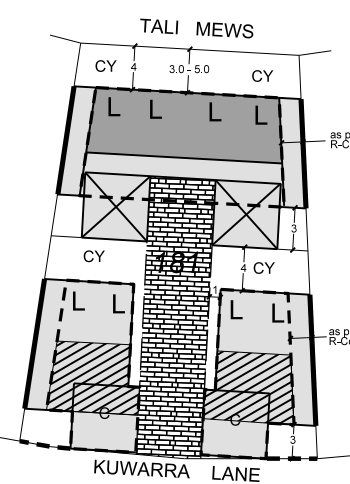
FENCING

1. Any fencing to the first 20% of a secondary street boundary, from the front corner truncation, shall be low or visually permeable.
2. In the case of grouped dwellings, where two grouped dwellings have exposure to the secondary street, street fencing to the rear dwelling shall contain a component of visual permeability to the satisfaction of the local government.



GROUPED DWELLING SETBACKS

- * MAXIMUM DEVELOPMENT POTENTIAL ILLUSTRATED.
- * MINIMUM OF THREE DWELLINGS PER SITE REQUIRED.



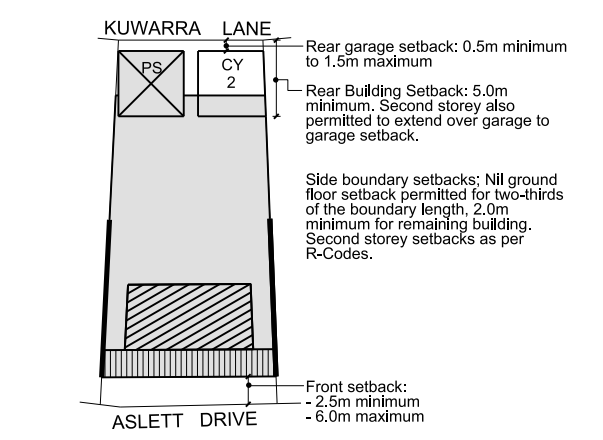
TALI MEWS DWELLINGS
 Front setback - 4.0m minimum for Outdoor Living Area; 3.0m minimum and 5.0m maximum for building.
 Side boundary - Nil ground floor setback permitted between 4.0m and 14.0m from street boundary. Second storey setback as per R-Codes.
 Rear setback - 3.0m minimum. Nil garage setback permitted.

KUWARRA LANE DWELLINGS
 Nil carport setback to Kuwarra Lane permitted.
 Side boundary - Nil ground floor setback permitted between 3.0m and 15.0m from Kuwarra Lane boundary. Second storey setback as per R-Codes.
 Side 'accessway' setback - 1.0m minimum.
 Front building setback - 3.0m minimum from Kuwarra Lane boundary.
 Rear setback - 4.0m minimum.

LEGEND

- Building Envelope
- Designated Carport/Garage location
- Preferred Carport/Garage location
- Preferred carport location; no solid doors or fencing
- Designated Garage location for second dwelling; or preferred outdoor living area for single dwelling.
- Preferred studio above garage
- 50% of identified building edge to incorporate one or more of the following elements on the ground floor or upper floor:
 - * 2.0m minimum verandah
 - * 1.0m minimum awning
 - * 1.0m minimum balcony projection
 - * For Lots 202, 203 secondary street this shall be limited to 6.0m minimum from the dwelling frontage
- Second storey building envelope
- Minimum mandatory 2-storey building zone; minimum 6m from front external wall
- Preferred minimum 2-storey building zone; 6m from front external wall
- Preferred location zone of Ground Floor living areas
- Preferred outdoor living area location
- No vehicle access; no additional fencing/walling permitted
- No vehicle Access, no front fencing
- No Vehicle Access
- Shared Vehicle Access

BUILDING SETBACKS



ENDORSEMENT TABLE

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

Principal Planner M. Nathoo

Date 31 March 2020

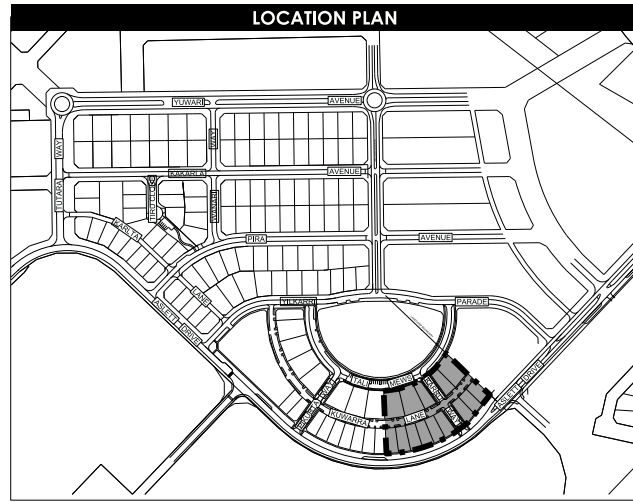
Greenview at Karlkurla - Local Development Plan No. 5: Lots 174-181, 196-204

HANNANS

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signed: 15/02/2009 MW checked: 15/01/2020 MW projection: GOLD 94
 scale: 1:1000@A3 | 1:500@A1
 0 10 20m



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 - A minimum of 35% private open space is permitted.
 - Lots 182 to 186 are permitted to have 180 m² minimum site area per dwelling.
 - Space for two bins to be left for collection should be provided on each lot, clear of the building line.

FENCING

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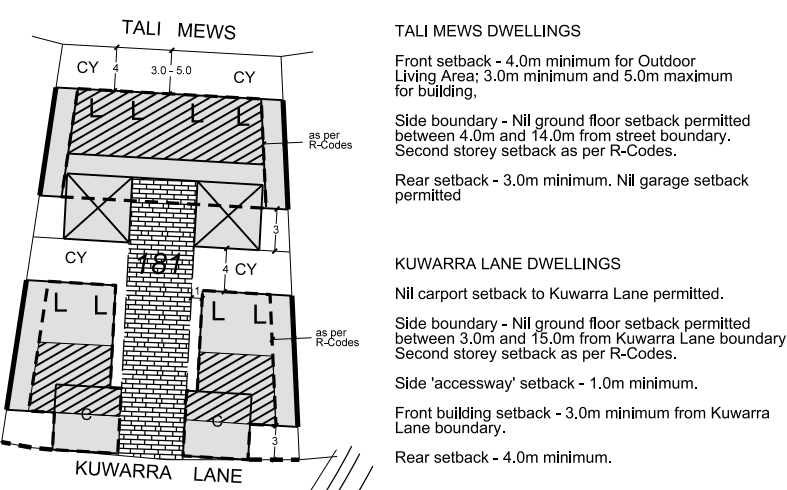
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Principal Planner M. Nathoo *M. Nathoo*

Date 31 March 2020

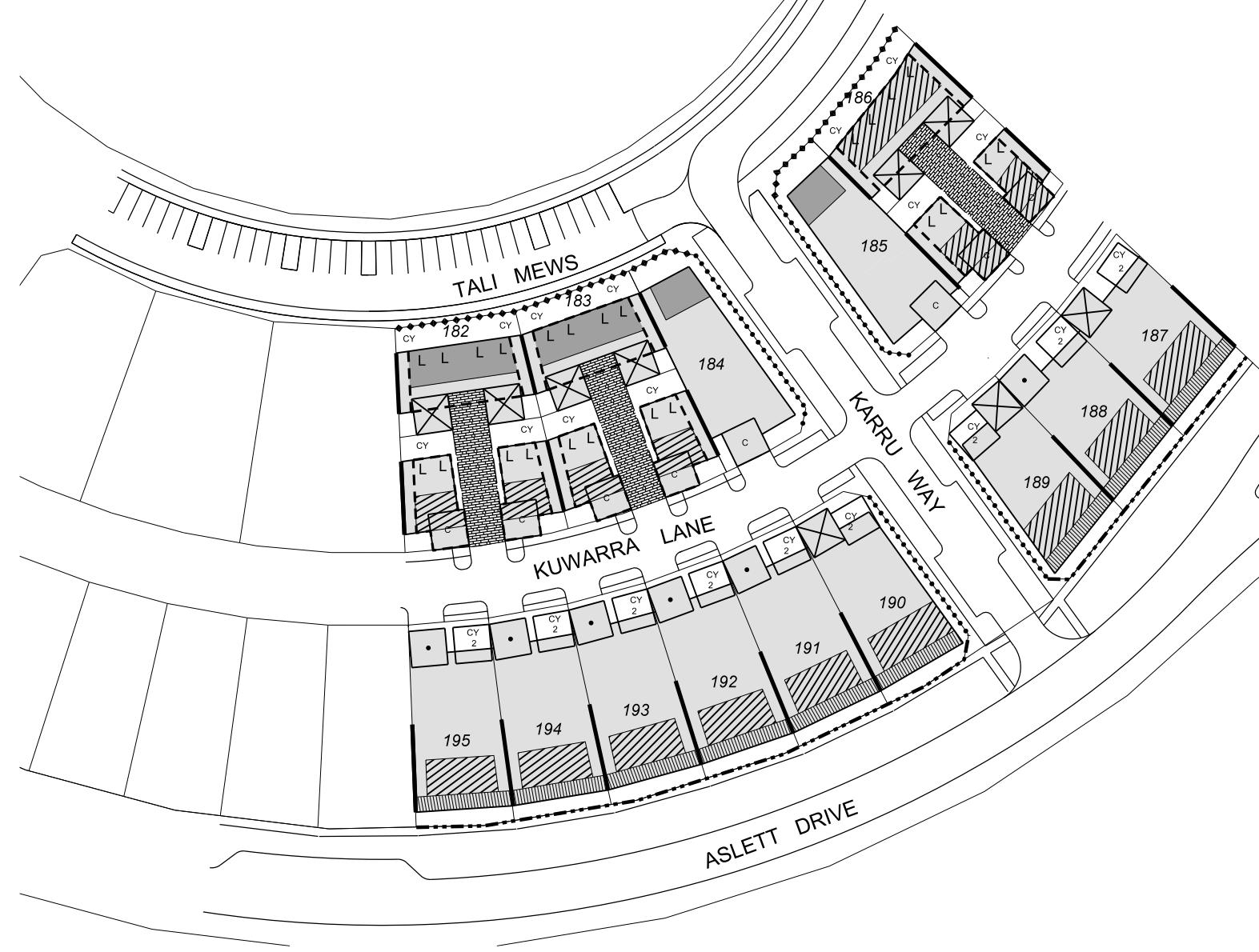
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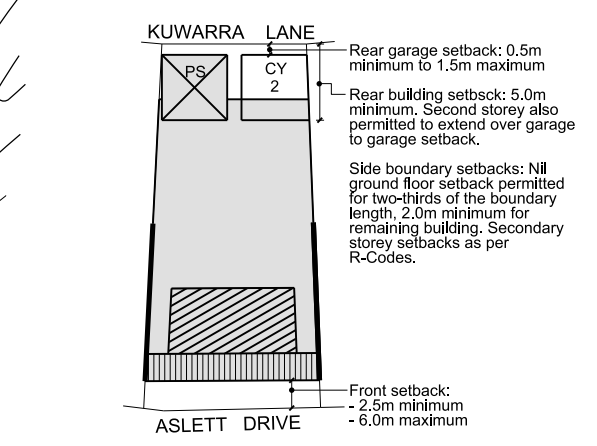


LEGEND

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- Preferred Carport/Garage location
- Preferred carport location; no solid doors or fencing
- Designated Garage location for second dwelling; or preferred outdoor living area for single dwelling.
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- Second storey building envelope
- Minimum mandatory 2-storey building zone; minimum 6m from front external wall
- Preferred minimum 2-storey building zone; 6m from front external wall
- Preferred location zone of Ground Floor living areas
- Preferred outdoor living area location
- No vehicle access; no additional fencing/walling permitted
- No vehicle access, no front fencing
- No vehicle access
- Shared Vehicle Access



BUILDING SETBACKS



GreenView at Karlkurla - Local Development Plan No.6: Lots 182-195