

Annexure "F"

MEADOW SPRINGS STAGE 23B
(Deposited Plan 401062)

Detailed Area Plan

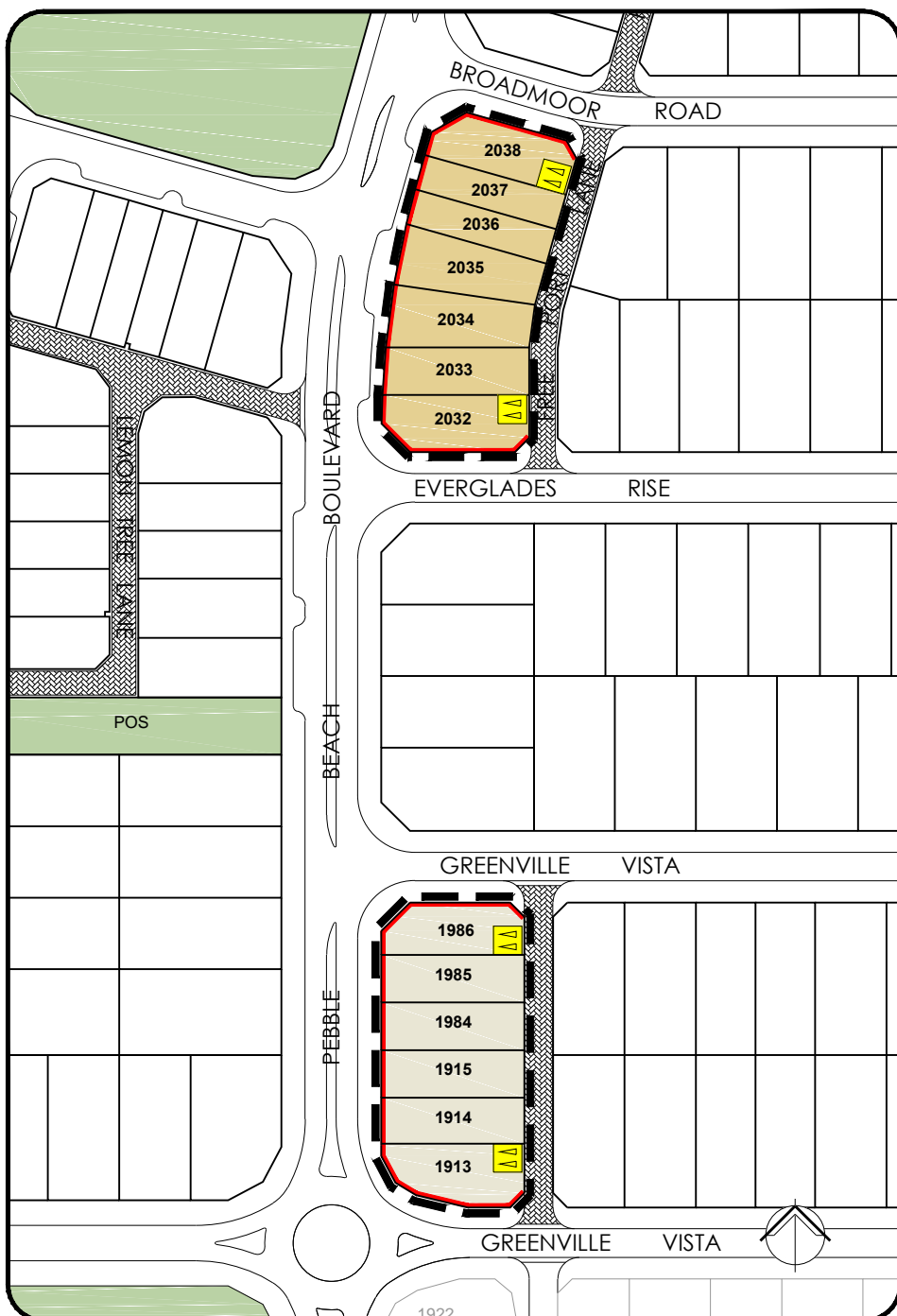
Meadow Springs

DETAILED AREA PLAN 24



Legend

- Detailed Area Plan Boundary
- Designated garage location
- No vehicular access permitted
- R30
- R40



Scale 1:1500

R-CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) constitute Residential Design Code (R-Codes) 'Acceptable Development' provisions. Where there is a conflict between the R-Codes and the DAP provisions, the DAP provisions shall prevail.
- Compliance with the 'Acceptable Development' provisions will not require consultation with adjoining and/or nearby landowners.
- Planning approval is not required for the erection of a single dwelling on lots smaller than 350m² if proposed development within the area covered by this DAP is compliant with the DAP.
- 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 shaded lots below.

Garages

1. The siting of garages shall comply with the vehicular restrictions as shown on the DAP.
2. Garages shall have a minimum 0.5 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. Garages shall be located and accessed from the rear laneway of each lot.

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

Notes:

- 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.

Boundary Walls

5. For all lots shown on the DAP, 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)

Primary Street Setbacks

7. For all lots shown on the DAP, 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.

Site Cover

8. For all lots shown on the DAP, site cover shall not exceed 75% of the site area.
9. For all lots shown on 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

10. Dwellings on all lots shall address the primary street, as well as, where applicable secondary streets through the use of major openings, verandahs / porches, balconies and/or other similar features.

Outdoor Living Area

11. An outdoor living area shall be provided in accordance with the R-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

12. 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.

Overshadowing

13. The overshadowing provisions of the R Codes do not apply.