



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 front setback requirements for laneway lots in the Agreed Structure Plan shall not apply  
 2. The front setbacks for these lots shall be as per the R-Codes  
 3. The rear setback for these lots shall be 1.5m min.  
 4. 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 or outdoor living area.  
 5. Outdoor living areas are permitted to be located within the front setback area to take advantage of the northern aspect of the site.

**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

Refer to Capricorn Village LSP 44 and the R-Codes for all other relevant provisions.

*[Signature]* *[Signature]*  
 Manager Planning Implementation Date

**Legend**

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

