



LEGEND

ZONES

- Residential R5
- Residential RMD-25
- Residential RMD-40

LOCAL RESERVES

- Public Purposes - Primary School
- Public Open Space

OTHER

- Structure Plan Boundary
- Neighbourhood Connector
- Access Street
- Bollards - Pedestrian Access Only



R-Code	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
RMD - R40	4m	2m minimum, no average 1.5m to porch/veranda, no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length openings) Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5m or less without major openings Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height No maximum length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> garage setback a minimum of 0.5m behind the building alignment; a major opening to a habitable room directly facing the primary street; an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and, no vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6.0m to all other major openings 7.5m to balconies or similar	With the exception of RMD60, R-Codes clause 5.4.1 C1.1 applies to RMD 40, 30 & 25, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

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	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
RMD – 25	6m	3m minimum 1.5m to porch/ veranda, no maximum length 1.5m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks Wall height 3.5m & less: 1m/1.5m (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5m or less without major openings Boundary walls 2/3 length one side boundary, max 3.5m high and 3m average height Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	50% open space (50% site cover) 30m ² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: • garage setback a minimum of 0.5m behind the building alignment; • a major opening to a habitable room directly facing the primary street; • an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and, • no vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging	Two on-site boys	As per R-Codes	25% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	4.5m to bedrooms and studies 6.0m to all other major openings 7.5m to balconies or similar	With the exception of RMD60, R-Codes clause 5.4.1 applies to RMD 40, 30 & 25, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces