



### GENERAL SITE REQUIREMENTS FOR SINGLE DWELLINGS

	R25 Lots	R40 Lots
<b>STREET SETBACK</b>	<ul style="list-style-type: none"> <li>3m, no averaging</li> <li>1.5m to porch / verandah no maximum length</li> <li>1.5m minimum to secondary street</li> </ul>	<ul style="list-style-type: none"> <li>2m, no averaging</li> <li>1.5m to porch / verandah no maximum length</li> <li>1m minimum to secondary street</li> </ul>
<b>FRONT FENCE</b>	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	
<b>BOUNDARY SETBACK</b>	<ul style="list-style-type: none"> <li>1.2m for wall height 3.5m or less with major openings</li> <li>1m for wall height 3.5 or less without major openings</li> </ul>	
<b>BOUNDARY WALL</b>	To both side boundaries subject to: <ul style="list-style-type: none"> <li>2/3 length to one side boundary</li> <li>1/3max length to second side boundary for wall height 3.5m or less</li> </ul>	To both side boundaries subject to: <ul style="list-style-type: none"> <li>No maximum length to one side boundary</li> <li>2/3 maximum length to second side boundary for wall height 3.5m or less</li> </ul>
<b>OPEN SPACE</b>	<ul style="list-style-type: none"> <li>An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area</li> <li>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas</li> <li>OLA has a minimum 3m length or width dimension</li> <li>No other R-Codes site cover standards apply</li> </ul>	
<b>LANDSCAPING</b>	Minimum 1 tree with minimum tree planting area 2 x 2m	
<b>GARAGE SETBACK AND WIDTH</b>	<p>Front Loaded Lots:</p> <ul style="list-style-type: none"> <li>4.5m garage setback from the primary street and 1.5m from a secondary street</li> <li>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</li> <li>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"> <li>Garage setback a minimum of 0.5m behind the building alignment</li> <li>A major opening to a habitable room directly facing the primary street</li> <li>An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>No vehicular crossover wider than 4.5m where it meets the street</li> </ul> </li> </ul> <p>Rear Loaded Lots:</p> <ul style="list-style-type: none"> <li>Garage setback a minimum of 1.0m from the rear laneway</li> </ul>	
<b>PARKING</b>	Two on-site bays	
<b>OVERSHADOWING</b>	<ul style="list-style-type: none"> <li>No maximum overshadowing for wall height 3.5m or less</li> <li>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 the rear half of the lot, shadow cast does not exceed 25%</li> </ul>	<ul style="list-style-type: none"> <li>No maximum overshadowing for wall height 3.5m or less</li> <li>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 the rear half of the lot, shadow cast does not exceed 35%</li> </ul>
<b>PRIVACY</b>	<p>R-Codes Clause 5.4.1 C1.1 applies however the setback distances are:</p> <ul style="list-style-type: none"> <li>3m to bedrooms and studies</li> <li>4.5m to major openings to habitable rooms other than bedrooms and studies</li> <li>6m to unenclosed outdoor active habitable spaces</li> </ul>	

**LEGEND**

OPEN SPACE

**R CODES**

R25

R40