

DRAFT



shorehaven  
ALKIMOS



DETAILED AREA PLAN PROVISIONS

- a) The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.
- b) Unless provided for below, the provisions of District Planning Scheme No. 2 (DPS 2) and the Residential Design Codes (R-Codes) apply.

|     | Street Setback   | Lot Boundary Setback   | Open Space / Outdoor Living Areas   | Garage Setback   | Garages / Car Parking | Overshadowing  | Privacy  | Lots Adjoining POS  |
|-----|--|--|---|--|-----------------------|--|--|---|
| R40 | <p>Dwelling<br/>2m minimum (no average) setback from the primary street to the dwelling.</p> <p>Verandah/Porch<br/>1.0m minimum setback (no maximum length) from the primary street.</p> | <p>Boundary Walls<br/>Boundary walls with a wall height of 3.5m or less are permitted behind the front setback line, to both side boundaries (excluding a secondary street boundary) subject to:</p> <ul style="list-style-type: none"><li>No maximum length to one side boundary; and</li><li>A maximum of 2/3 the length of the boundary to a second boundary.</li></ul> | <ul style="list-style-type: none"><li>Minimum 35% open space subject to a 24m² outdoor living area being provided, located on the northern or easternmost boundary.</li><li>At least one third of outdoor living area must be uncovered.</li></ul>  | <p>Front Loaded<br/>For front loaded lots with a frontage between 10 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:</p> <ul style="list-style-type: none"><li>Garage setback a minimum of 1.0m behind the building alignment; and</li><li>Provision of an entry feature consisting of a porch or verandah with a minimum depth of 1.2m.</li></ul> <p>Lots with a frontage of between 10m and 12m not compliant with above, or a frontage of less than 10m may require single or tandem garaging.</p> | As per R Codes        | <p>Single Storey<br/>There is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property.</p> <p>Two Storey<br/>For walls with a wall height greater than 3.5m, there is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property where overshadowing is confined to the front 50% of the lot.</p> <p>Overshadowing that projects into the rear 50% of the lot is not to exceed 35%.</p> | <ul style="list-style-type: none"><li>There is no minimum privacy setback for overlooking in a westerly direction; and</li><li>All other visual privacy provisions are as per R-Codes.</li></ul>   | <p>Buildings/Dwellings on lots fronting POS (*)</p> <ul style="list-style-type: none"><li>Buildings/dwellings are to be setback a minimum of 1m from the POS boundary.</li><li>Provision of at least one habitable room with a major opening facing the POS boundary.</li><li>Visually permeable fencing to be provided facing the POS boundary.</li><li>All clothes drying areas and hot water systems shall not be located between the dwellings and the POS boundary (except where screened and integrated into the dwelling design.</li></ul> <p>Buildings/Dwellings on lots siding POS (#)</p> |
| R60 | <p>Dwelling<br/>2m minimum (no average) setback from the primary street to the dwelling.</p> <p>Verandah/Porch<br/>1.0m minimum setback (no maximum length) from the primary street.</p> | <p>Boundary Walls<br/>Boundary walls with a wall height of 3.5m or less are permitted behind the front setback line, to both side boundaries (excluding secondary street boundaries) with no maximum length.</p>   | <ul style="list-style-type: none"><li>Minimum 25% open space subject to a 20m² outdoor living area being provided, located on the northern or easternmost boundary.</li><li>At least one third of outdoor living area must be uncovered.</li><li>Minimum dimension of 3.5 metres to one axis only, on lots 8.5 metres or less in width.</li></ul> | <p>Rear Loaded<br/>1.0m minimum garage setback to the laneway.</p>   | As per R Codes        | <p>There is no limitation on the amount of shadow cast at midday 21 June onto any adjoining property.</p>  | <ul style="list-style-type: none"><li>There is no minimum privacy setback for overlooking in a westerly direction; and</li><li>All other visual privacy provisions are as follows:<ul style="list-style-type: none"><li>3 metre minimum privacy setback to bedrooms and studies.</li><li>4.5 metre minimum privacy setback to all other major openings (including balconies or similar).</li></ul></li></ul> | <ul style="list-style-type: none"><li>Buildings/dwellings are to be setback a minimum of 1m from the POS boundary (no boundary walls permitted along the POS boundary).</li><li>Fencing along the POS boundary in the front setback area to be visually permeable above 1.2m.</li><li>All clothes drying areas and hot water systems shall not be located between the dwellings and the POS boundary (except where screened and integrated into the dwelling design.</li></ul>  |

