









LEGEND

-  Subject Area
-  No Vehicular Access
-  1m Laneway Setback (Refer provision 3)
-  R-MD 30
-  R-MD 40
-  R-MD 60
-  Double Garage not Permitted (Refer provision 1)
-  Preferred Garage Location

GENERAL PROVISIONS

1. **Vehicle Parking**
 - a) Front Loaded lots with a frontage less than 10.5 metres as identified on the plan require a single or tandem garage. A double garage is not permitted.
2. **Bin Pad Locations**
 - a) A bin pad with a dimension of 1m x 1.5m being provided for all laneway lots within the property boundary.
3. **Laneway Setbacks**
 - a) A minimum 1m building setback is required along the laneway boundary for lots identified on this plan.

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R-MD DEVELOPMENT STANDARDS

	STREET SETBACK AND FRONT FENCES	LOT BOUNDARY SETBACK	OPEN SPACE	GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS	PARKING	OVERSHADOWING	PRIVACY
R-MD 30	<p>2m minimum, no average.</p> <p>1.5m to porch / veranda no maximum length.</p> <p>1m minimum to secondary street.</p> <p>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.</p>	<p>Boundary setbacks As per R60.</p> <p>Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 maximum length to second side boundary for wall height 3.5m or less.</p>	As per R60.	As per R60.	As per R-Codes.	As per R40.	As per R40.
R-MD 40	<p>2m minimum, no average.</p> <p>1.5m to porch / veranda, no maximum length.</p> <p>1m minimum to secondary street.</p> <p>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.</p>	<p>Boundary setbacks As per R60.</p> <p>Boundary walls To both side boundaries subject to: No maximum length to one side boundary, 2/3 maximum length to second side boundary for wall height 3.5m or less.</p>	As per R60.	As per R60.	As per R-Codes.	<p>No maximum overshadowing for wall height 3.5m or less.</p> <p>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%</p>	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 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.
R-MD 60	<p>2m minimum, no average.</p> <p>1m to porch / veranda, no maximum length.</p> <p>1m minimum to secondary street.</p> <p>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.</p>	<p>Boundary Setbacks 1.2m for wall height 3.5m or less with major openings.</p> <p>1m for wall height 3.5m or less without major openings.</p> <p>Boundary walls No maximum length to both side boundaries.</p>	<p>An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.</p> <p>The OLA has a minimum 3m length or width dimension.</p> <p>No other R-Codes site cover standards apply.</p>	<p>Rear Load 0.5m garage setback to laneway.</p> <p>Front Load 4.5m garage setback from the primary street and 1.5m from a secondary street.</p> <p>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.</p> <p>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:]</p> <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. <p>Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.</p>	One on-site bay where dwelling has two bedrooms or less.	No maximum overshadowing.	No privacy provisions apply.