

Side and rear dwelling setbacks 1.0m - 1.5m for wall height up to 3.5m and depending on major openings

No dwelling boundary walls permitted within 4m from rear boundary

4m line from rear boundary

Outdoor Living Area

For lots (12.5m frontage) boundary wall to **one side only**, excluding garage

For lots (10.5m frontage) boundary walls permitted to **both sides** behind street setback and up to 4m from rear boundary

Minimum 2.5m street setback\*\*  
(no averaging required)

Portico projection setback\*\*  
min. 1.5m from street boundary

\*Garage primary street setback min. 4m

Lot Street Boundary


Typically estate footpaths are 0.5m setback from lot street boundary

FOOTPATH

STREET

#### NOTES

- \* Garage street setback may need to be increased to 4.2m where existing footpath is 0.3m setback from lot street boundary in order to achieve a min. 4.5m clearance between garage and footpath.
- \*\* For lots with depth of 24m or less the street setback is reduced to minimum 2.0m and 4.0m maximum (with no averaging). A Portico minimum setback from street boundary is 1.0m.

 Outdoor Living Area (OLA) min. 20m<sup>2</sup> with minimum dimension of 4m.