

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

Outdoor Living Area

4m line from rear boundary

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

*Garage primary street setback min. 4m

Minimum 2.0m street setback (no averaging required)

Portico projection setback min. 1.0m from street boundary

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.

Outdoor Living Area (OLA) min. 16m² with minimum dimension of 4m.