

Schedule of Amendments to *State Planning Policy 7.3 Residential Design Codes Volume 1* for Gazettal on Friday 2 July 2021

1. Modify title page as follows:
 - a. Replace “2019” with “2021”; and
 - b. Amend “and 24/5/2019” to “, 24/5/2019 and 2/7/2021”

2. Replace clause 2.3 Planning approval for single houses for single houses on small lots with the following:

“Clause 2.3 Planning approval for single houses on small lots deleted by amendment dated 2/7/2021”

3. Replace clause 5.1 Context – Objectives with the following:

“Objectives

 - (a) To ensure residential development meets community expectations regarding appearance, use and density.
 - (b) To ensure designs respond to the natural and built features of the local context and, in the case of precincts undergoing transition, the desired future character as stated in the local planning framework.
 - (c) To ensure adequate provision of direct sunlight and ventilation for buildings and to limit the impacts of building bulk, overlooking, and overshadowing on adjoining properties.
 - (d) To ensure open space (private and communal) is provided on site that:
 - is landscaped to enhance streetscapes;
 - complements nearby buildings; and
 - provides privacy, direct sunlight and recreational opportunities.
 - (e) To ensure that design and development is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings, or in precincts undergoing transition, development achieves the desired future character identified in local planning framework.”

4. Replace clause 5.1.1 – C1.3 with:

“C1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table 1:

 - i. in the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot (refer Figure 1a); or
 - ii. in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b).”

5. Replace clause 5.1.1 – C1.4 with:

“C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made:

- i. for an aged or dependent persons’ dwelling or a single bedroom dwelling that is the subject of a proposed development, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3;
- ii. in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC; or
- iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that the site area is less than that required in Table 1.”

6. Replace clause 5.1.2 – C2.1 with the following:

“C 2.1 Buildings, excluding carports, unenclosed porches, balconies, verandahs, or equivalent, set back from the primary street boundary:

- i. in accordance with Table 1;
- ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;
- iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);
- iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah, or equivalent (refer Figure 2e), where:
 - a grouped dwelling has its main frontage to a secondary street; or
 - a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or
 - a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2d); and
- v. to provide for registered easements for essential services.”

7. Replace clause 5.1.2 – C2.4 with the following:

“C2.4 An unenclosed porch, balcony, verandah, or the equivalent may (subject to the Building Code of Australia) project into the primary street setback area to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1 iii (Refer Figure 2e).”

8. Replace clause 5.1.3 – C3.1 with the following:

“C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:

- i. buildings set back from lot boundaries in accordance with Table 1 and Tables 2a and 2b (refer to Figure Series 3 and 4);

- ii. for patios, verandahs or equivalent structures, the lot boundary setbacks in Table 1 and Tables 2a and 2b may be reduced to nil to the posts where the structure*:
 - a. is not more than 10m in length and 2.7m in height;
 - b. is located behind the primary street setback; and
 - c. has eaves, gutters and roofs set back at least 450mm from the lot boundary;
- iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;
- iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;
- v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and
- vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).

Note: *There are separate building code requirements which may also apply.”

9. Replace clauses 5.1.3 – C3.2 and Note, with the following:

“C3.2 Boundary walls may be built behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:

- i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or
- ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or
- iii. in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or
- iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension.

(Refer Figure Series 5)

Note:

- Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall.
- Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.”

10. Insert clause 5.1.3 – C3.4 as follows:

“C3.4 Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:

- i. clause 5.3.7 does not apply; and
- ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.”

11. Replace clause 5.2.1 – C1.2 with the following:

“C1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1i, except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table 1 where:

- i. the width of the carport does not exceed 60 per cent of the frontage;
- ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and
- iii. the carport roof pitch, colours and materials are compatible with the dwelling.

(Refer to Figure 8a)”

12. Replace clause 5.2.1 – C1.3 with the following:

“C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.”

13. Replace clause 5.2.1 – P1 with the following:

“P1.1 Carports and garages set back to maintain clear sight lines along the street, to not obstruct views of dwellings from the street and vice versa, and designed to contribute positively to streetscapes and to the appearance of dwellings.”

14. Insert 5.2.1 – P1.2 as follows:

“P1.2 Garages and/or carports set back to ensure any vehicle parking on a driveway does not impede on any existing or planned adjoining pedestrian, cycle or dual-use path.”

15. Replace clause 5.2.2 – C2 with the following:

“C2 A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street (refer Figure 8c). This may be increased up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.”

16. Replace clause 5.2.4 – C4.1 with the following:

“C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).”

17. Insert clause 5.2.4 – C4.2 as follows:

“Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (Refer Figure 12).”

18. Replace clause 5.2.5 – C5 with the following:

“Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:

- i. a driveway that intersects a street, right-of-way or communal street;
- ii. a right-of-way or communal street that intersects a public street; and
- iii. two streets that intersect. (refer Figure 9a).”

19. Replace clause 5.3.1 – P1.1 with the following:

“P1.1 A consolidated outdoor living area is provided to each single house and grouped dwelling which provides space for entertaining, leisure and connection to the outdoors that is:

- of sufficient size and dimension to be functional and usable;
- capable of use in conjunction with a primary living space of the dwelling;
- sufficient in uncovered area to allow for winter sun and natural ventilation into the dwelling;
- sufficient in uncovered area to provide for landscaping, including the planting of a tree(s); and
- optimises use of the northern aspect of the site.”

20. Replace clause 5.3.1 – P1.2 with the following:

“P1.2 Multiple dwellings to be designed to have direct access to a balcony, courtyard or equivalent outdoor living area that:

- i. is of sufficient size to be used by the intended number of dwelling occupants;
- ii. is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and
- iii. is capable of being used in conjunction with the primary living space.”

21. Insert clause 5.3.1 – P1.3 as follows:

“P1.3 Where provided within the street setback area, the outdoor living area to a single house or grouped dwelling:

- achieves the design principles of clause 5.3.1 P1.1;
- is designed to facilitate street surveillance between the dwelling and the street; and
- minimises the use of visually impermeable or solid front fences above 1.2m in height.”

22. Replace clause 5.3.1 – C1.1 with the following:

“C1.1 An outdoor living area to be provided:

- i. in accordance with Table 1;
- ii. behind the street setback area;
- iii. directly accessible from the primary living space of the dwelling;
- iv. with a minimum length and width dimension of 4m; and
- v. with at least two-thirds of the required area without permanent roof cover (Figure 13).”

23. Replace clause 5.3.1 – C1.2 and with the following:

“C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from the primary living space and with a minimum area of 10m² and minimum dimension of 2.4m.

Note: Minimum dimension refers to the minimum length and width of all areas that contribute to the outdoor living area or balcony (or equivalent) space.”

24. Replace Clause 5.3.2 – P2 with the following:

“P2 Landscaping of open spaces that:

- contribute to the appearance and amenity of the development for the residents;
- contribute to the streetscape;
- enhance security and safety for residents;
- contribute to positive local microclimates, including provision of shade and solar access as appropriate; and
- retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.”

25. Replace clause 5.3.2 – C2 with the following:

“C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:

- i. the street setback area developed without car parking, except for visitors’ bays;
- ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas;
- iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;
- iv. lighting to pathways, and communal open space and car parking areas;
- v. bin storage areas conveniently located and screened from view;
- vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development;
- vii. adequate sight lines for pedestrians and vehicles;
- viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and
- ix. clothes drying areas which are secure and screened from view.”

26. Insert clause 5.3.2 – C2.2 as follows:

“C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following:

- i. the minimum number of trees and associated planting areas in the table below; and
- ii. landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.

Dwelling type		Minimum tree requirement	Minimum tree planting area
Single houses and grouped dwellings (tree per dwelling)		1 tree	2m x 2m
Multiple dwellings (trees per site)	Less than 700m ²	2 trees	
	700-1000m ²	3 trees	
	Greater than 1000m ²	4 trees	

Note:

- i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.
- ii. The tree planting area is to be free of impervious surfaces and roof cover.”

27. Replace notation to clause 5.3.3 – C3.1 with the following:

“Location A = within:

- 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
- 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot.

Location B = includes all land that is not within Location A.”

28. Replace clause 5.3.3 – C3.2 with the following:

“C3.2 On-site visitors’ car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.

Dwellings	Visitor bays
0 - 3	nil
4	1
5 - 8	2
9 - 12	3
13 - 16	4
17 +	1 additional bay for every 4 dwellings or part thereof

“

29. Replace clause 5.3.5 – C5.1 with the following:

“C5.1 Access to on site car parking spaces to be provided:

- where available, from a communal street or right-of-way available for lawful use to access the relevant site and which is adequately paved and drained from the property boundary to a constructed street; or
- from a secondary street where no right-of-way or communal street exists; or
- from the primary street frontage where no secondary street, right-of way, or communal street exists.”

30. Replace clause 5.3.6 – C6.1 with the following:

“C6.1 Where a group of 10 or more dwellings is served by a communal street, between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1 (as amended).”

31. Replace clause 5.3.6 – C6.3 with the following:

“C6.3 A communal street or pedestrian path is to be no closer than 2.5m to any wall with a major opening unless privacy screening is provided to the communal street or pedestrian path.”

32. Replace clause 5.3.7 – C7.1 with the following:

“C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.”

33. Replace clause 5.3.7 – C7.2 with the following:

“Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4”

34. Insert Table 4 within clause 5.3.7 as follows:

“Table 4 – Setback of site works and retaining walls

Height of site works and/or retaining walls	Required minimum setback
0.5m or less	0m
1m	1m
1.5m	1.5m
2m	2m
2.5m	2.5m
3m	3m

Notes:

- i. Take the nearest higher value for all height and length calculations.
- ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 4 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.
- iii. Visual privacy provisions under clause 5.4.1 and overshadowing provisions under clause 5.4.2 apply.
- iv. Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause 5.3.7 and is to be included in the wall height for the purpose of clause 5.1.3.”

35. Replace clause 5.3.8 Retaining walls with the following:

“Clause 5.3.8 Retaining walls deleted by amendment dated 02/07/2021”

36. Move clause 5.3.8 – P8 to clause 5.3.7 – P7.3.

37. Replace the note to Clause 5.4.2 – C2.1 with the following:

“Note: With regard to clause 5.4.2 C2.1:

- dividing fences of up to 2.0 metres in height do not contribute to overshadowing calculations; and
- site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.”

38. Replace clause 5.4.3 – C3 with the following:

- “C3 Outbuildings associated with a dwelling site address either:
- i. the standards for small outbuildings (A. Small outbuilding); or
 - ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).”

A. Small outbuilding	<ul style="list-style-type: none"> (i) no more than one outbuilding per dwelling site; (ii) has no more than two boundary walls; (iii) does not exceed 10m² in area; (iv) does not exceed a wall and ridge height of 2.7m; (v) not located within the primary or secondary street setback area; and (vi) does not reduce open space and outdoor living area requirements in Table 1.
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OR

B. Large and multiple outbuildings	<ul style="list-style-type: none"> (i) individually or collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser; (ii) set back in accordance with Table 2a; (iii) does not exceed a wall height of 2.4m; (iv) does not exceed a ridge height of 4.2m; (v) not located within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area requirements in Table 1.
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Notes:

- i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.
- ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be setback in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings.
- iii. There are separate building code requirements that may also apply.”

39. Replace clause 5.5.1 – C1 with the following:

- “C1 Ancillary dwelling associated with a single house and on the same lot where:
- i. the lot is not less than 350m² in area;
 - ii. there is a maximum plot ratio area of 70m²;
 - iii. parking is provided in accordance with clause 5.3.3 C3.1;
 - iv. ancillary dwelling is located behind the street setback line;
 - v. ancillary dwelling is designed to be compatible with the colour, roof pitch and materials of the single house on the same lot;
 - vi. ancillary dwelling does not preclude the single house from meeting the required minimum open space and outdoor living area; and
 - vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:
 - (a) 5.1.1 Site area;

- (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
- (c) 5.3.1 Outdoor living areas.”

40. Replace clause 5.5.1 – P1 with the following:

“P1 Ancillary dwelling is of a small scale and designed to support people living independently or semi-dependently to the residents of the single house, sharing some site facilities and services.”

41. Insert clause 5.5.1 – P2 with the following:

“Ancillary dwellings to positively contribute to its setting, including the existing single house and, where visible from the street or adjoining properties, to the amenity of the streetscape and context.”

42. Replace clause 7.2 with the following:

“Pre-existing local planning policies

If a properly adopted local planning policy, which came into effect prior to the gazettal of the R-Codes (as amended), is inconsistent with the R-Codes Volume 1:

- a) For those sections of Part 5 modified in accordance with section 7.3.1, or modified with WAPC approval in accordance with section 7.3.2, the provisions of the R-Codes do not supersede any development standard provided for in that local planning policy.
- b) For those sections of Part 5 that are not identified in clause 7.3.1 and modified without WAPC approval, the provisions of the R-Codes Volume 1 prevail over that local planning policy to the extent of any inconsistency.”

43. Modify clause 7.3.1 as follows:

- a. Amend “5.1.1 street setbacks” to “5.1.2 street setbacks”
- b. Insert under “Building design” “5.4.3 outbuildings”.

44. Amend Table 2a. and replace 1.5m to 1m for walls which are 3.5m or less and between 10m to 14m in length.

“Table 2a: Boundary setbacks – walls with no major openings

	Wall length (m)					
	9 or less	10	11	12	13	14
Wall height (m)						
3.5 or less*	1	1	1	1	1	1

“

45. Replace Table 3 with the following:

“Table 3: Maximum building heights

Building category	Maximum height of wall	Maximum total building height	
		Gable, skillion and concealed roof	Hipped and pitched roof
Category A	3.5m	5m	7m
Category B	7m	8m	10m
Category C	9m	10m	12m

- i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.”

46. Replace definition of “Activity Centre Plan” with the following:

“As defined under the *Planning and Development (Local Planning Schemes) Regulations 2015* and are prepared in accordance with *State Planning Policy 4.2*.”

47. Insert definition of “Boundary, wall” as follows:

“A wall, on or less than 600mm from any site boundary (green title or survey strata lot), other than a street boundary.”

48. Replace definition of “Height, wall” as follows:

“This is the vertical distance between the point where the base of the wall meets the natural ground level at the boundary immediately adjacent to the wall to the roof or top of the parapet.”

49. Insert definition of “Impervious area/surface” as follows:

“Surfaces that do not permit the penetration of rainwater into the ground and instead generate stormwater run-off, typically to drainage systems.”

50. Insert definition of “National Construction Code (NCC)” as follows:

“National Construction Code, comprising the Building Code of Australia (BCA) and Plumbing Code of Australia (PCA).”

51. Replace definition of “Open space” with the following:

“Generally that area of a lot not occupied by any building and includes:

- open areas of accessible and useable flat roofs and outdoor living areas above natural ground level;
- areas beneath eaves;
- verandahs, patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, and covering no more than 10 per cent of the site area or 50m² whichever is the lesser;
- unroofed open structures such as pergolas;
- uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces;

but excludes:

- non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or
- covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.”

52. Replace definition of “Pergola” with the following:

“An open-framed structure covered in water permeable material, or operable louvred roofing, which may or may not be attached to a dwelling.”

53. Insert definition of “Primary living space” as follows:

“The area within a dwelling that is the focus of life and activity and usually the largest room. This area is connected with the outdoor living area or balcony, and includes the following room types: living room, lounge room, games room, family room, or an integrated living area that has one of these room types together with a kitchen or dining area.”

54. Replace definition of “Street setback” with the following:

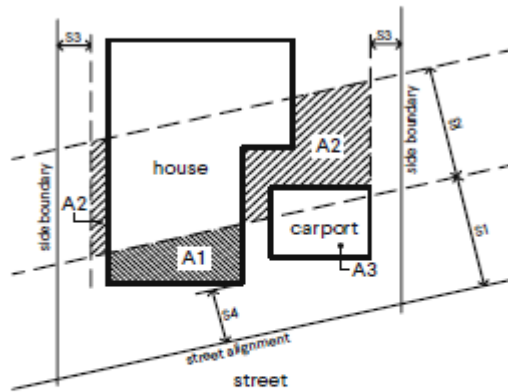
“The horizontal distance between the street boundary and a building, measured at right angles (90 degrees) to the street boundary.”

55. Replace definition of “Street setback area’ with the following:

“The area between the street boundary and the street setback line as set out in Table 1 or as established in a particular case in accordance with the provisions of design element 5.2.”

56. Replace Figure 2a with the following:

**Figure 2a - Measuring primary street setbacks
(clause 5.1.2 C2.1 iii)**



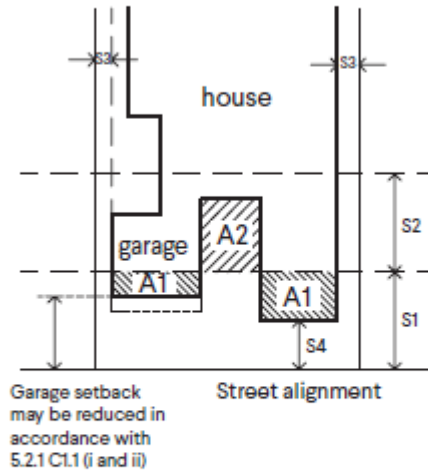
- A1 Area of building forward of **primary street setback**
- A2 Compensating open area behind **primary street setback**
- A3 The carport in S1 does not need to be compensated for in S2. The portion of the carport within S2 does not constitute open space and cannot contribute to A2
- S1 **Primary street setback** distance (Table 1)
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback** (Table 2a and 2b)
- S4 Maximum reduced **primary street setback** (half of S1)

57. Replace Figure 2b with the following:

“Figure 2b – Measuring minor projections into primary setback (clause 5.1.2 C2.4) deleted by amendment dated 2/7/2021”

58. Replace Figure 2c with the following:

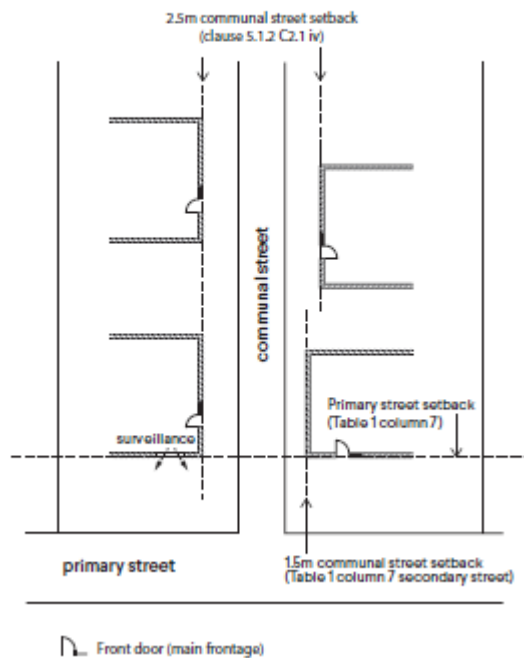
Figure 2c - Measuring street setback for garages (clause 5.1.2 and 5.2.1)



- A1 Area of building forward of **primary street setback**
- A2 Compensating open area behind **primary street setback**
- S1 **Primary street setback distance (Table 1)**
- S2 Distance behind the **primary street setback**, equal to S1
- S3 Side boundary **setback** (Table 2a and 2b)
- S4 Maximum reduced **primary street setback** (half of S1)

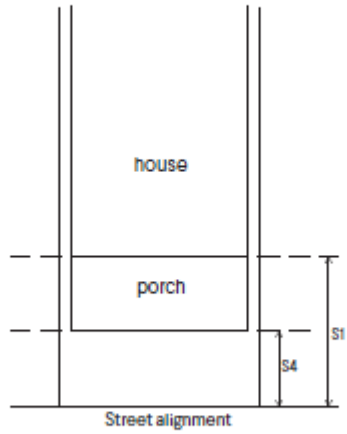
59. Replace Figure 2d with the following:

Figure 2d - Measuring communal street setbacks (clause 5.1.2 C2.1 iv)



60. Insert figure 2e as follows:

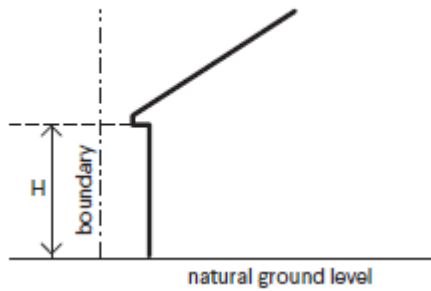
Figure 2e - Measuring minor projections into primary street setback (clause 5.12 C2.4)



Note: a porch, balcony, verandah or equivalent is not subject to the compensating area requirement stated in 5.12 C2.1 iii

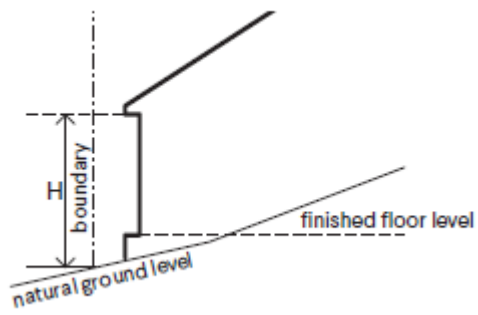
61. Replace Figure 3a with the following:

Figure 3a - Cross section, flat site



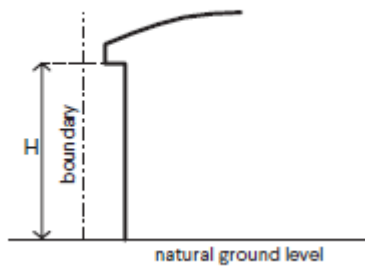
62. Replace Figure 3b with the following:

Figure 3b - Cross section, sloping site



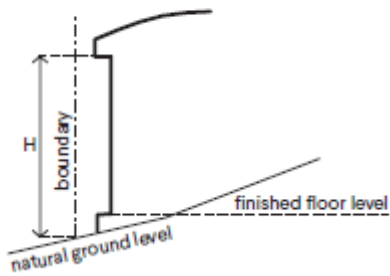
63. Replace Figure 3c with the following:

Figure 3c- Cross section, flat site



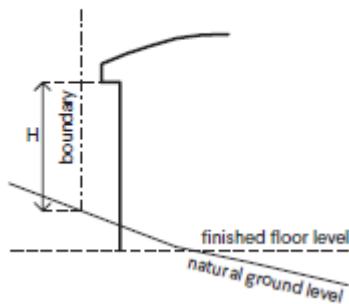
64. Replace Figure 3d with the following:

Figure 3d - Cross section, sloped site



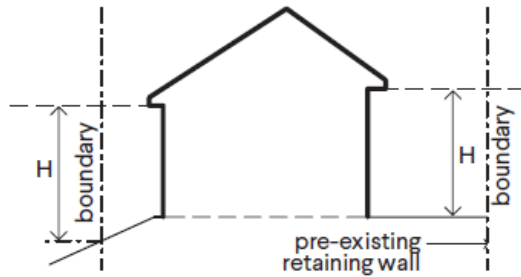
65. Replace Figure 3e with the following:

Figure 3e - Cross section, sloped site



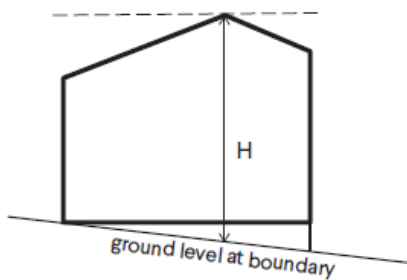
66. Replace Figure 3f with the following:

Figure 3f - Cross section, alternate levels with existing retaining wall



67. Replace Figure 3g with the following:

Figure 3g- Skillion roof



68. Replace Figure 3 series Notes with the following:

NOTES:

H = The height of the wall for the measurement of setbacks is measured from the natural ground level at the lot boundary adjacent to the wall to the highest point of the building vertically above that point where the wall touches the underside of the eave/gutter (Figures 3a-3g).

Where the lot boundary adjacent to the wall is lower than the natural ground level at the base of the wall, the greater height is used (Figures 3b, 3d and 3f).

Where the lot boundary adjacent to the wall is higher than the natural ground level at the base of the wall, the lesser height is used (Figure 3e).

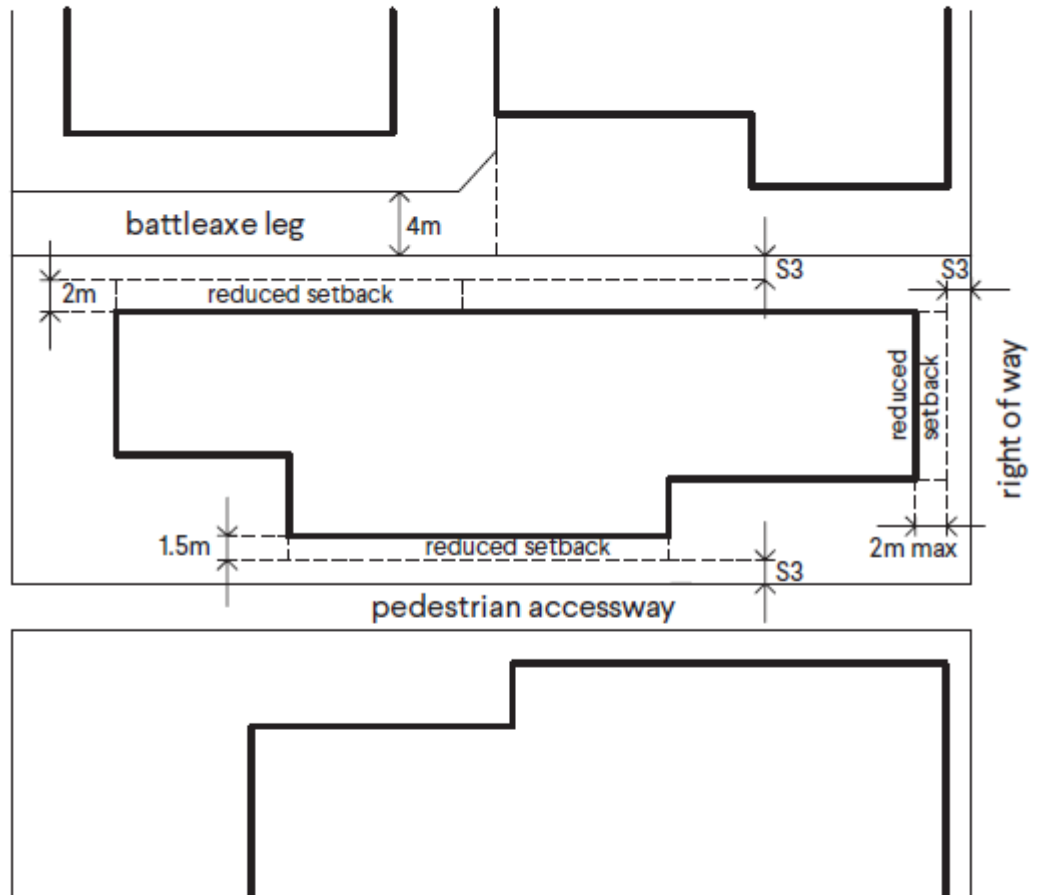
Where a wall has a skillion roof or gable roof above, the height of the wall is calculated to the highest point of the skillion or gable roof (Figure 3g).

69. Replace Figure 4e with the following:

“Figure 4e – Boundary setbacks for walls greater than Table 2a and 2b deleted by amendment dated 2/7/2021”

70. Insert Figure 4f as follows:

Figure 4f - Reduced boundary setbacks (clause 5.1.3 C3.1 i and vi)



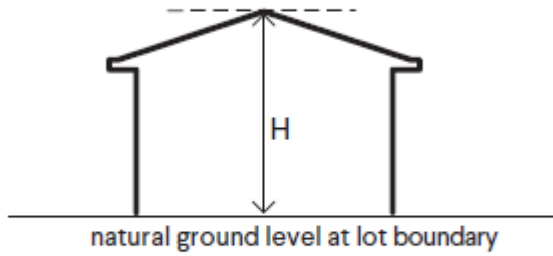
Notes

S3 Side boundary setback (Tables 2a and 2b)

Setbacks can be reduced by half the width of adjoining battleaxe lot legs, pedestrian access ways or rights-of-way to a maximum of 2m.

71. Replace Figure 5a with the following:

Figure 5a - Elevation: flat site

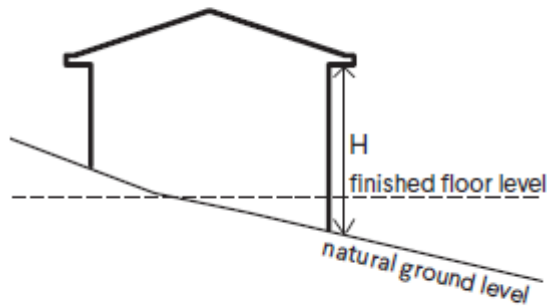


Notes:

The height of a **lot boundary** wall shall be measured to the point immediately above the **natural ground level** below.

72. Replace Figure 5b with the following:

Figure 5b - Elevation: sloped site

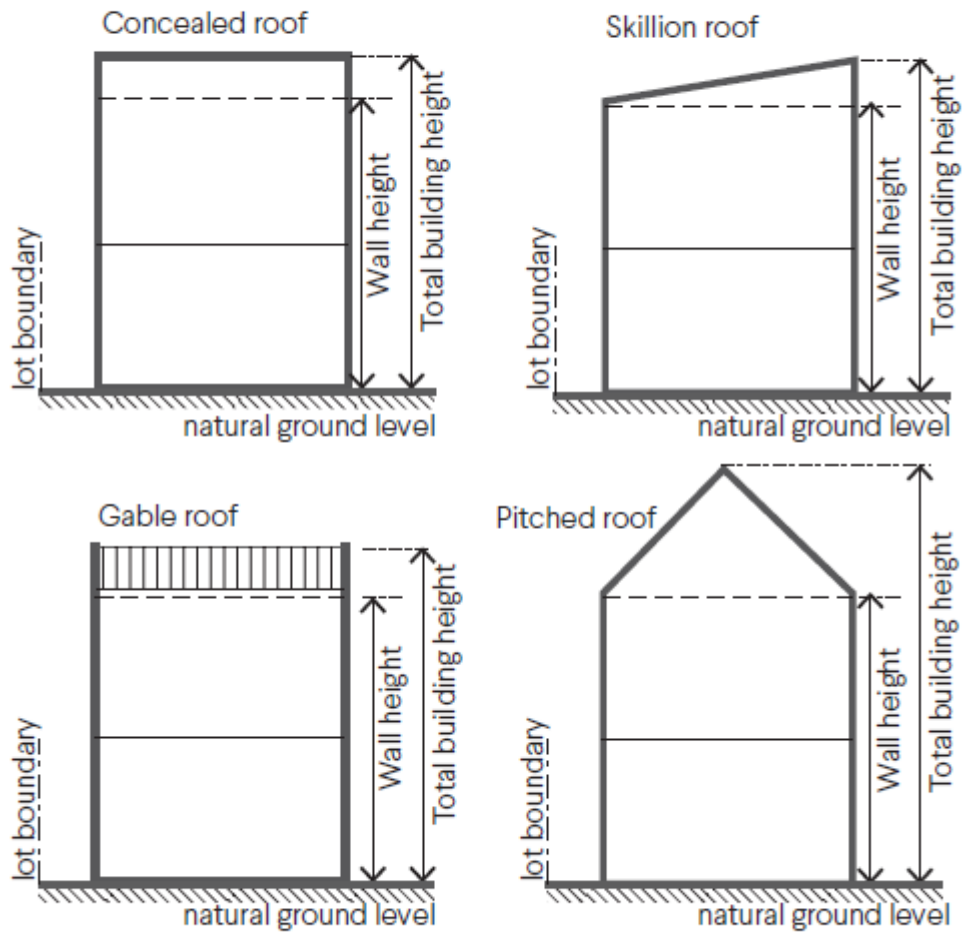


Notes:

The height shall be the height of the **wall** at its highest point above the **natural ground level** (H)

74. Insert Figure 7c as follows:

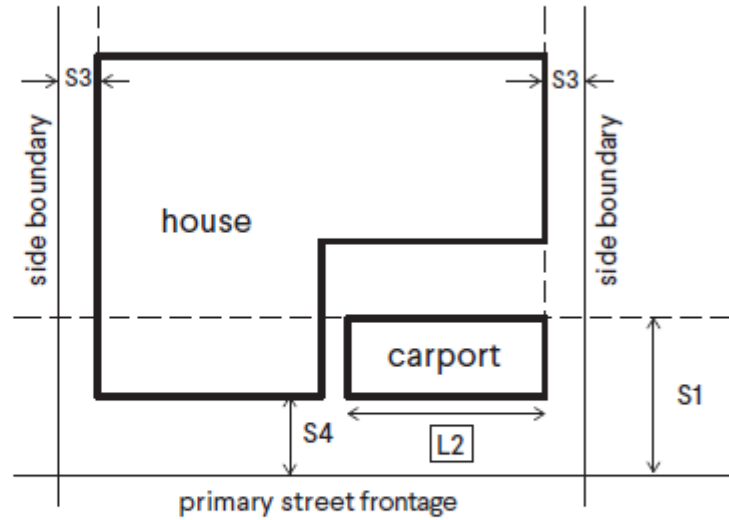
Figure 7c - Building height calculations (clause 5.1.6)



Two storey example for wall and building height

75. Replace Figure 8a with the following:

Figure 8a- Carport setbacks (clause 5.2.1 C1.2)

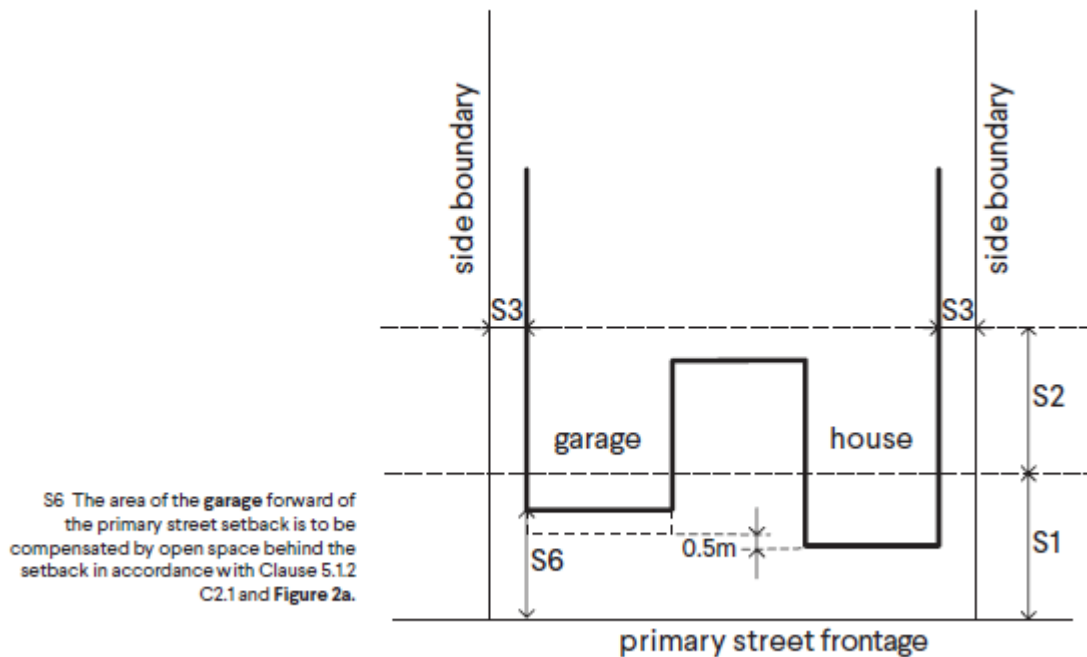


NOTES:

- S1 Primary street setback distance (Table 1)
- S3 Side boundary setback (Tables 2a and 2b)
- S4 Maximum reduced setback (half S1)
- L2 Maximum 60 per cent of frontage

76. Replace Figure 8b with the following:

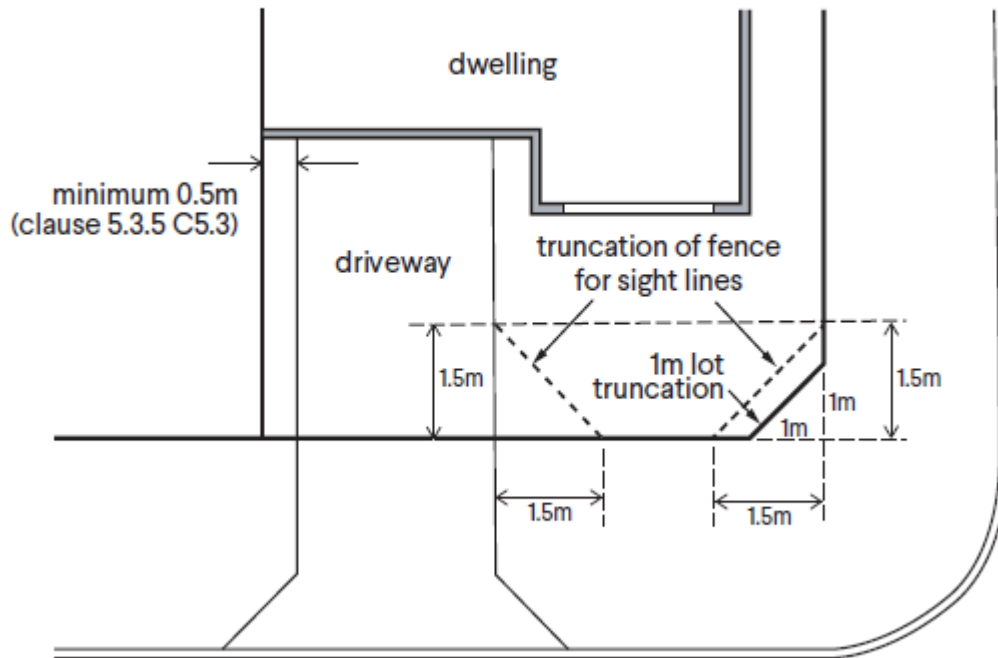
Figure 8b- Garage setbacks (clause 5.2.1 C1.1)



S6 The area of the garage forward of the primary street setback is to be compensated by open space behind the setback in accordance with Clause 5.1.2 C2.1 and Figure 2a.

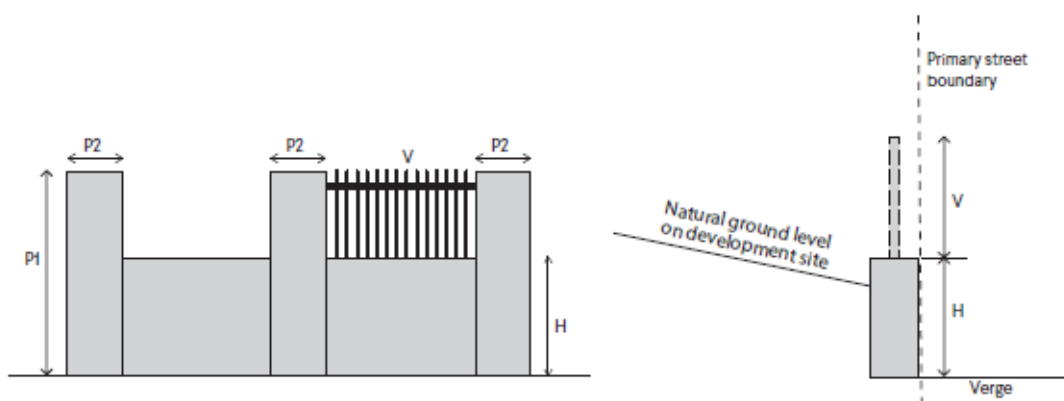
77. Replace Figure 9a with the following:

Figure 9a - Locations of truncations or reduced fence height



78. Insert Figure 12 as follows:

Figure 12 - Measuring visually permeable fences above 1.2m (Clause 5.2.4)



Note:

- H maximum height of visually impermeable fencing 1.2 m*
- P1 maximum pillar height of 1.8m*
- P2 pillar dimension 400mm x 400mm maximum
- V area above 1.2m to be visually permeable*

* measured from natural ground level on the primary street side of the fence

79. Insert Figure 13 as follows:

Figure 13 - Dimensions and calculations for outdoor living areas (clause 5.3.1 C1.1)

