



**DEVELOPMENT PROVISIONS**

Street Setback	Lot Boundary Setback	Open Space	Garage setback and width	Parking	Overshadowing	Privacy
<p><b>Primary Street:</b> Min 4.0m averaging permitted</p> <p><b>Secondary Street:</b> Min 1.5m</p>	<p><b>Boundary Setbacks:</b> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings)</p> <p><b>Boundary Walls:</b> 2/3 length one side boundary, max 3.5m high and 3m average height</p>	<p>40% open space (60% site cover) provided the outdoor living area is oriented to the north or east for optimal solar access</p> <p>24m<sup>2</sup> outdoor living area (OLA) to be provided</p> <p>1/3 of OLA may be covered</p> <p>OLA to have a minimum dimension of 4m</p>	<p>Min 4.5m garage setback from the primary street and 1.5m from a secondary street</p> <p>Garage width limited to maximum 50% of the lot frontage where garage is located in front or within 1m of building</p>	<p>Two on-site bays</p>	<p>50% of the adjoining site area</p>	<p>3m setback to neighbouring bedrooms and studies</p> <p>4.5m to all other major openings</p> <p>6m to balconies or similar</p>