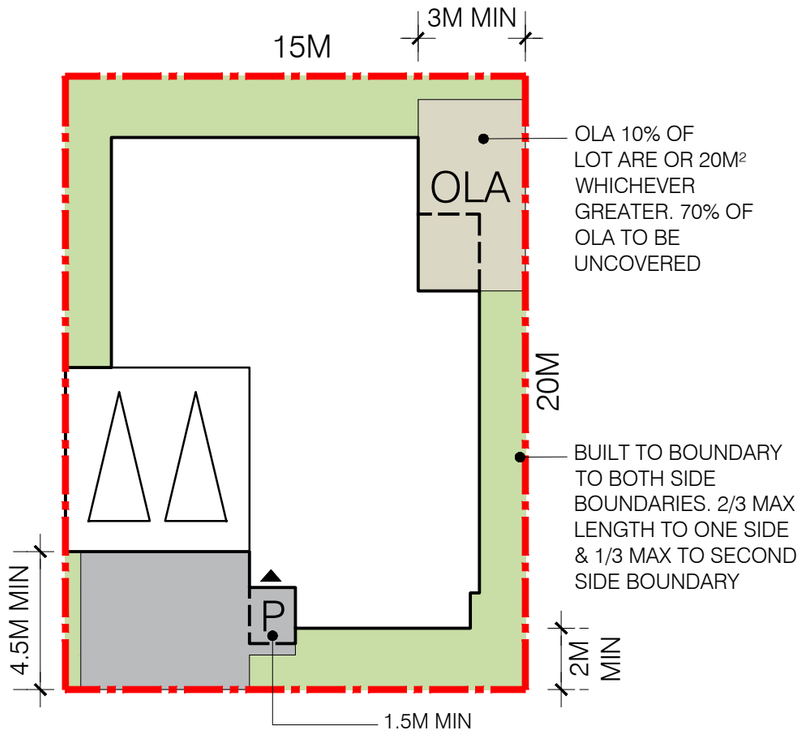
TYPICAL BUILDING FOOTPRINT



LOCATION PLAN

DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 15 X 20M

Sprintime - Haynes Farm

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Pty Ltd | ABN 50 105 256 228

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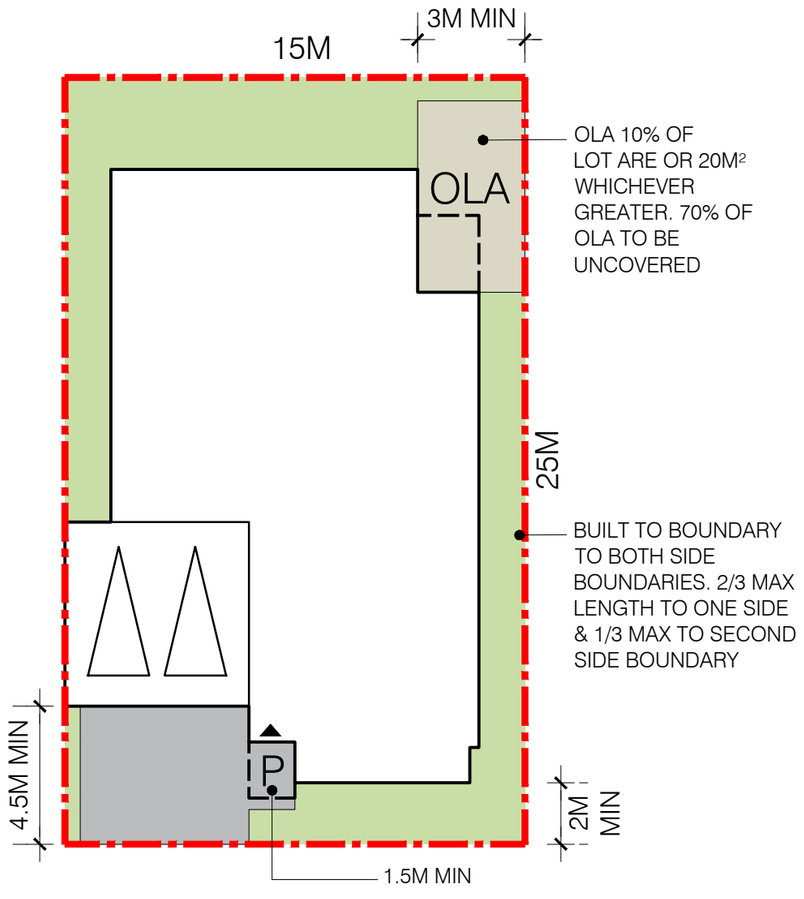
CLIENT
Urban Quarter

PROJECT NO. PA1178
DATE 19/11/24
DRAWING NO. 31.1
REVISION C

TYPICAL BUILDING FOOTPRINT



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LOCATION PLAN

DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 15 X 25M

Sprintime - Haynes Farm

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Urban Quarter

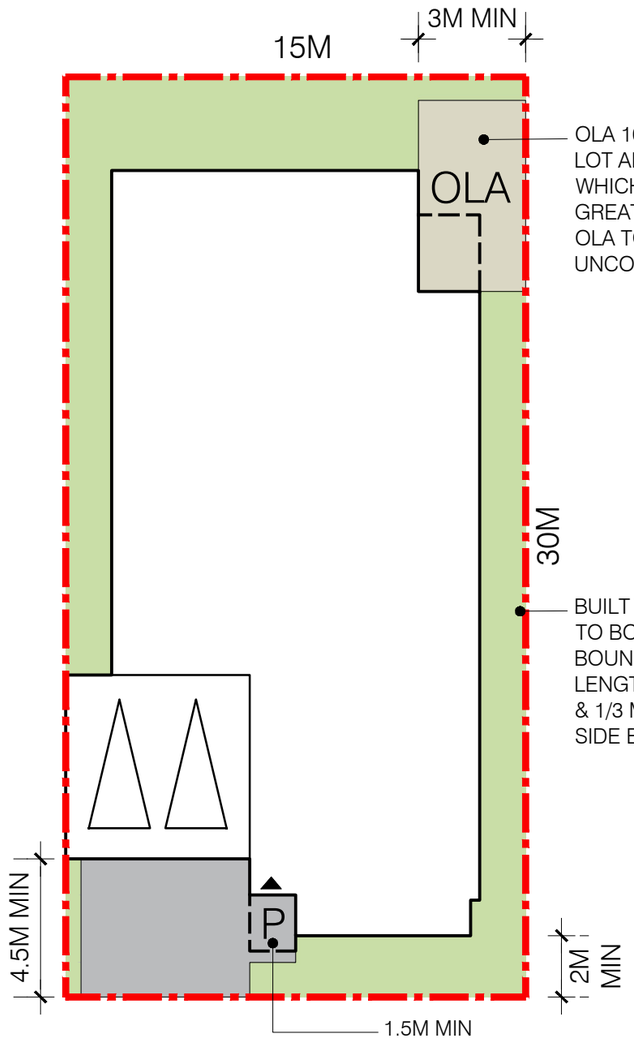
PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.2

REVISION C

TYPICAL BUILDING FOOTPRINT



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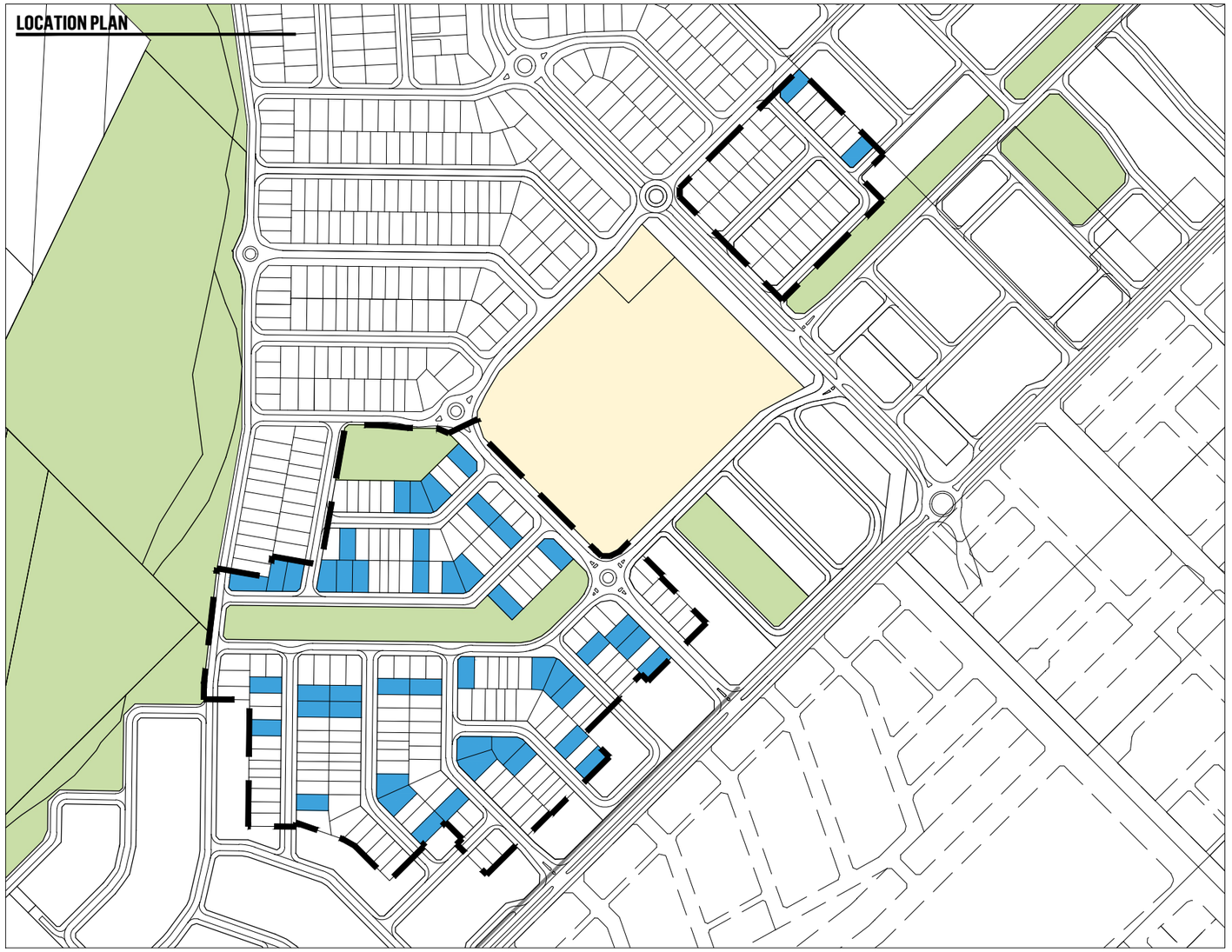
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 15 X 30M

Sprintime - Haynes Farm

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Urban Quarter

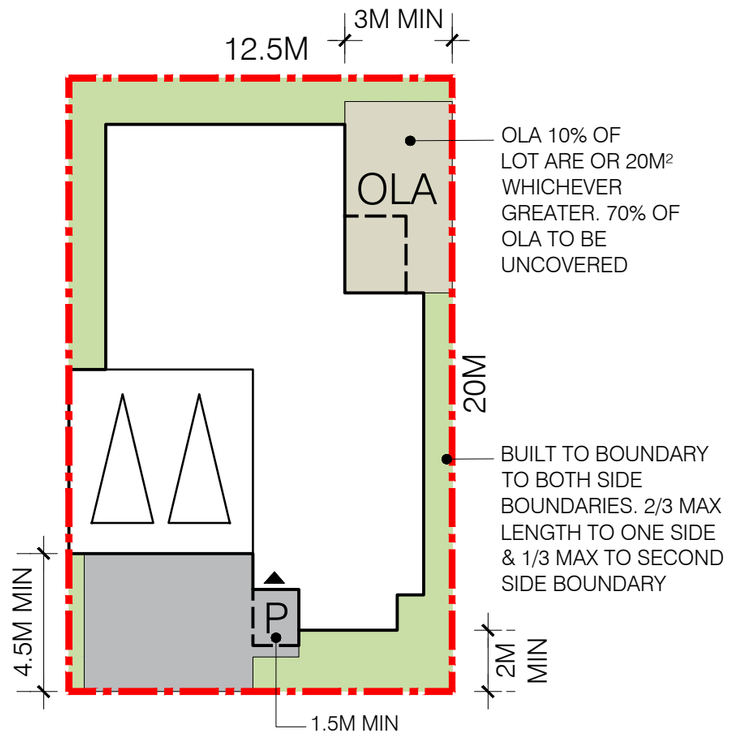
PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.3

REVISION C

TYPICAL BUILDING FOOTPRINT



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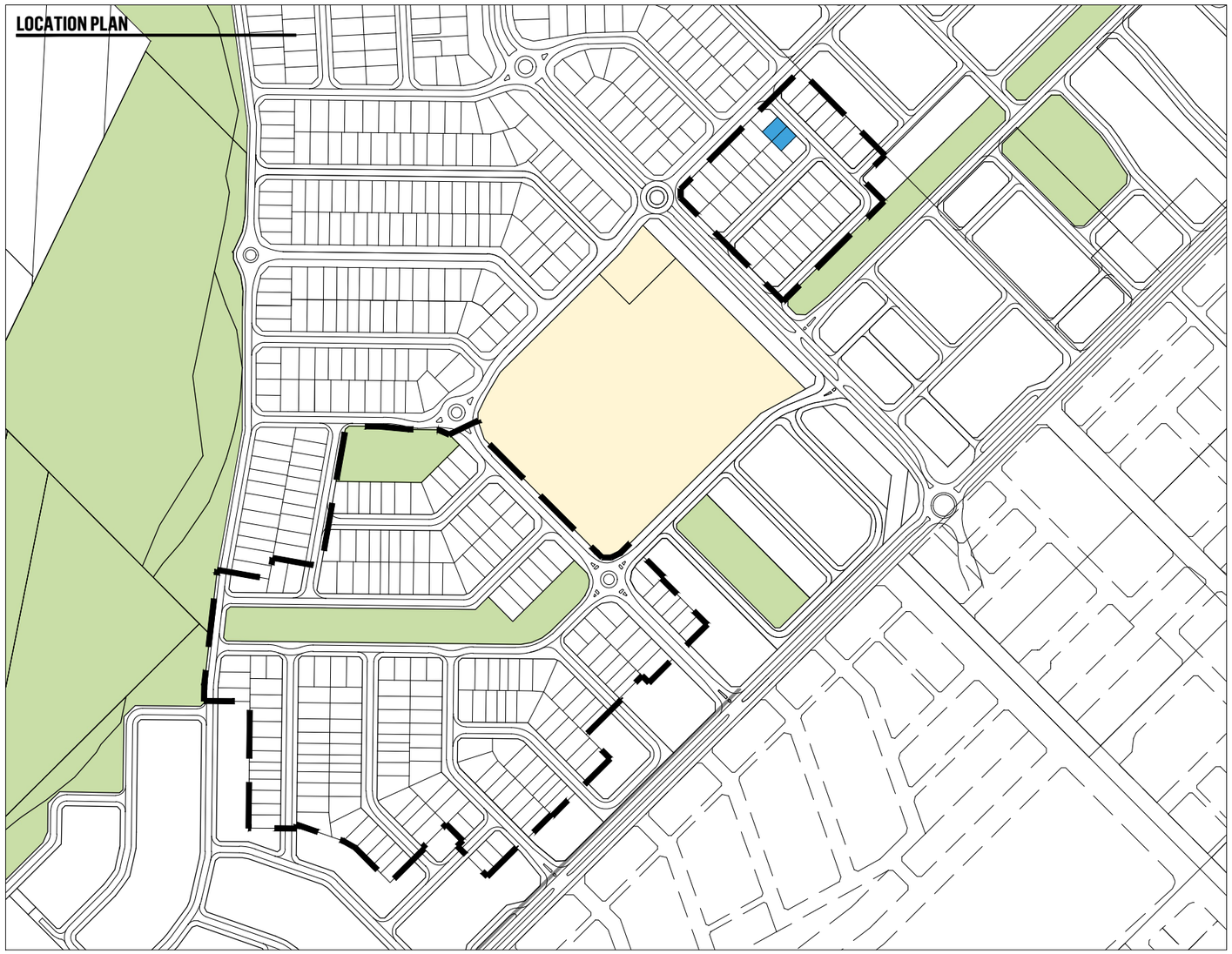
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 12.5 x 20M

Sprintime - Haynes Farm

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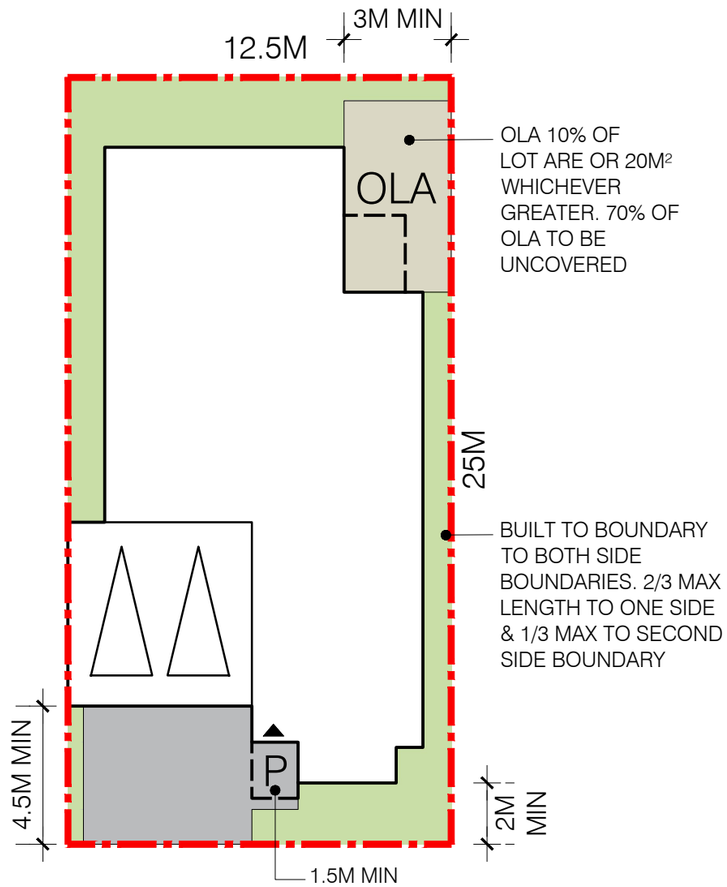
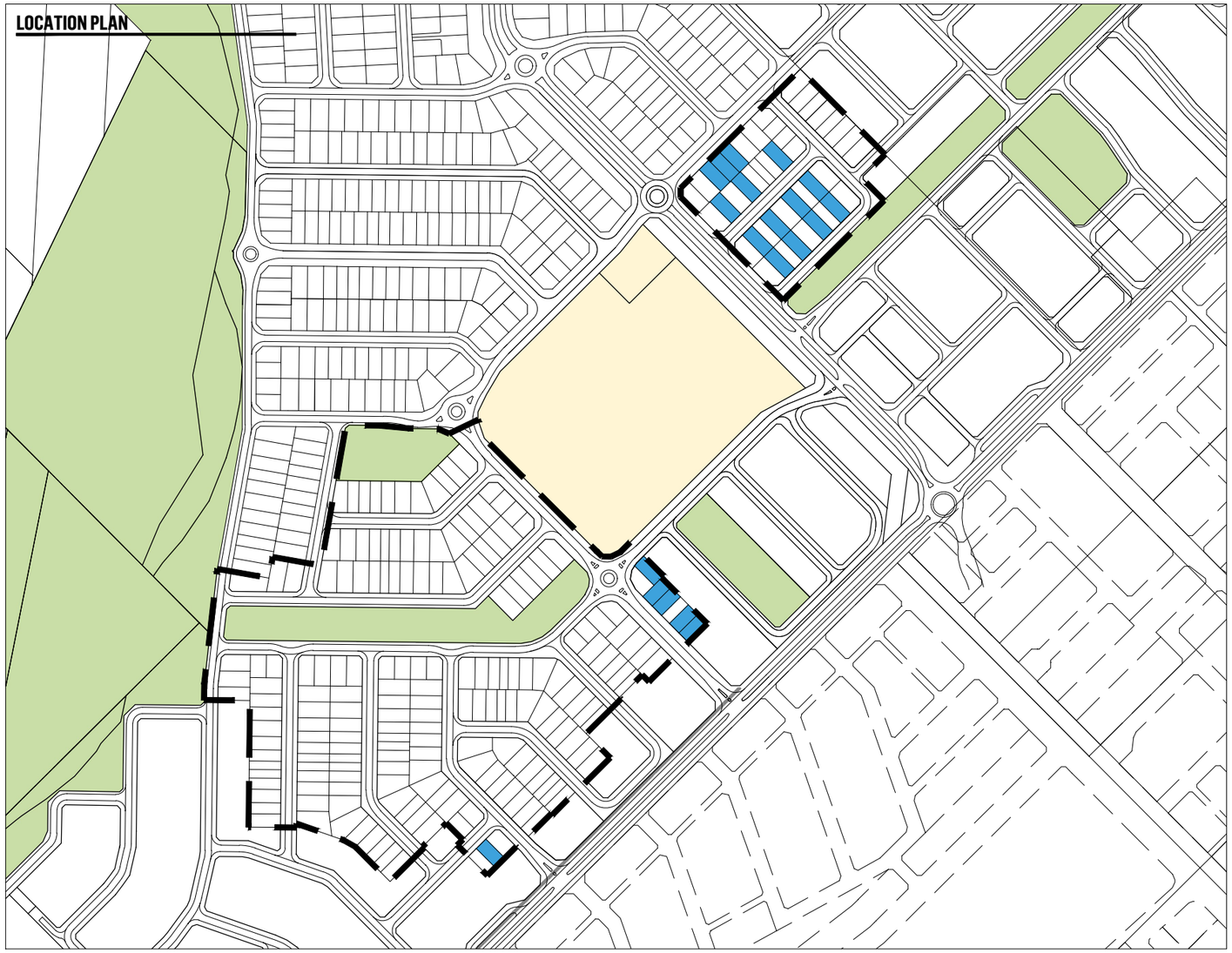
Urban Quarter

PROJECT NO. PA1178
DATE 19/11/24
DRAWING NO. 31.4
REVISION C

TYPICAL BUILDING FOOTPRINT



LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 12.5 x 25M

Sprintime - Haynes Farm

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Urban Quarter

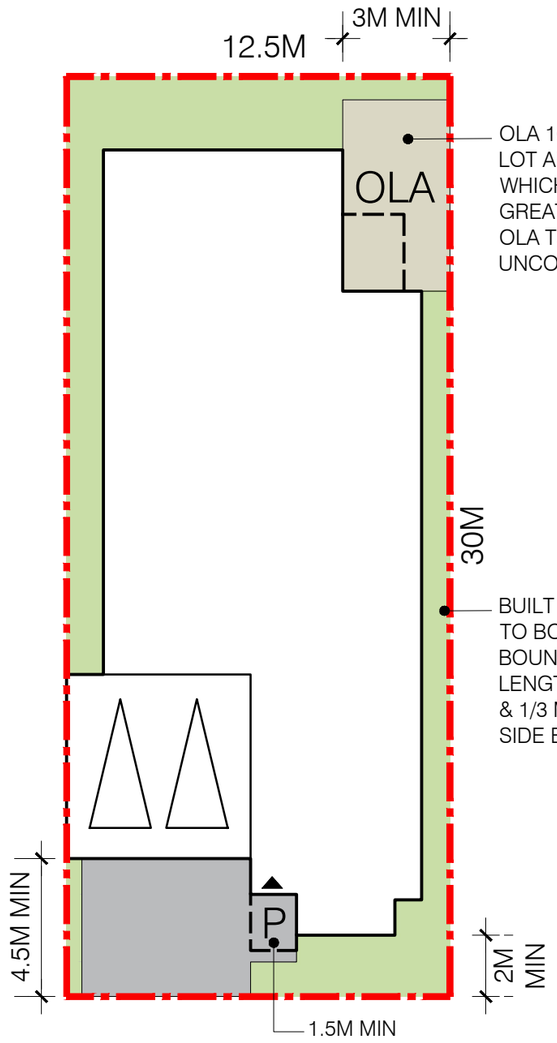
PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.5

REVISION C

TYPICAL BUILDING FOOTPRINT



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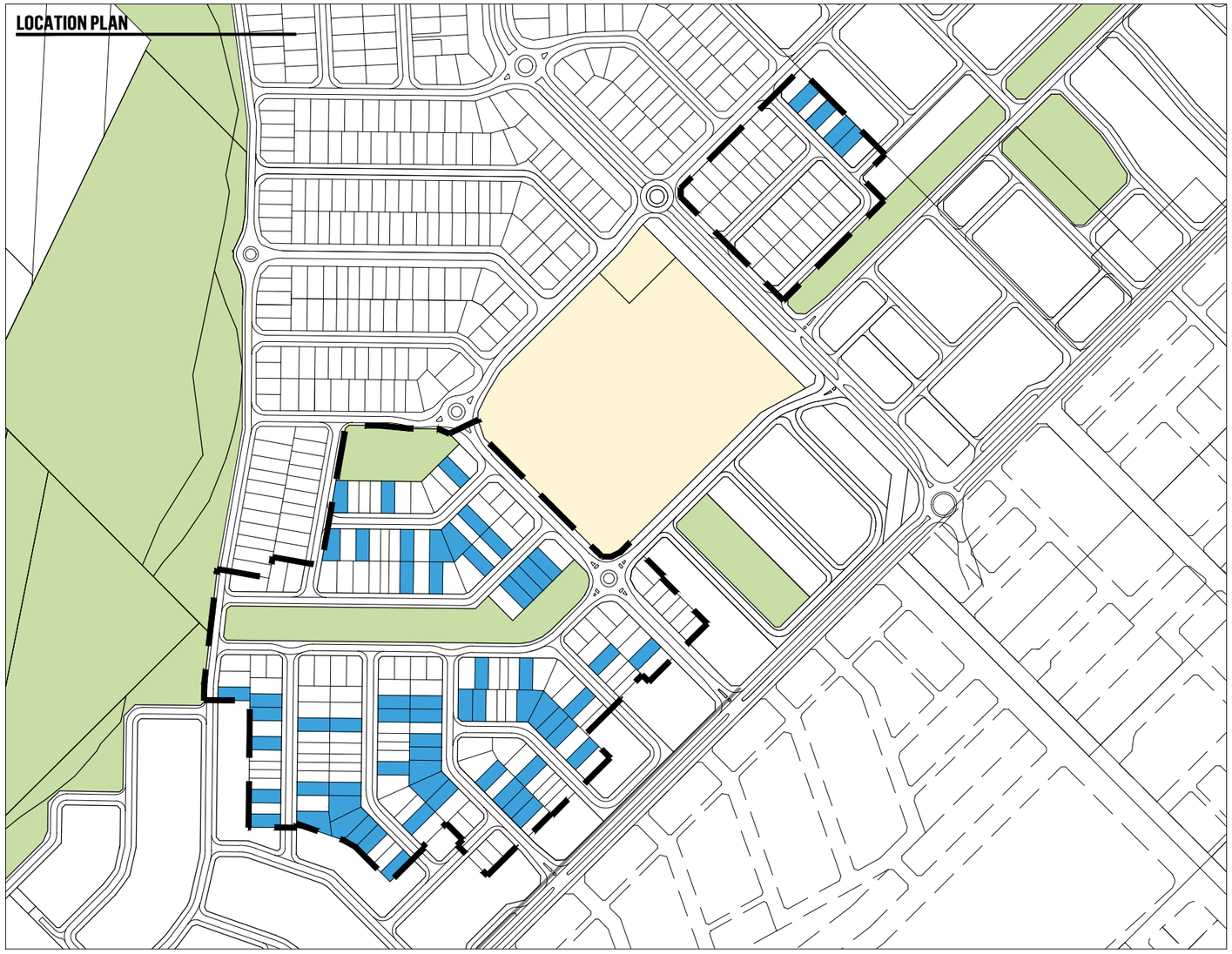
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 12.5 x 30M

Sprintime - Haynes Farm

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Urban Quarter

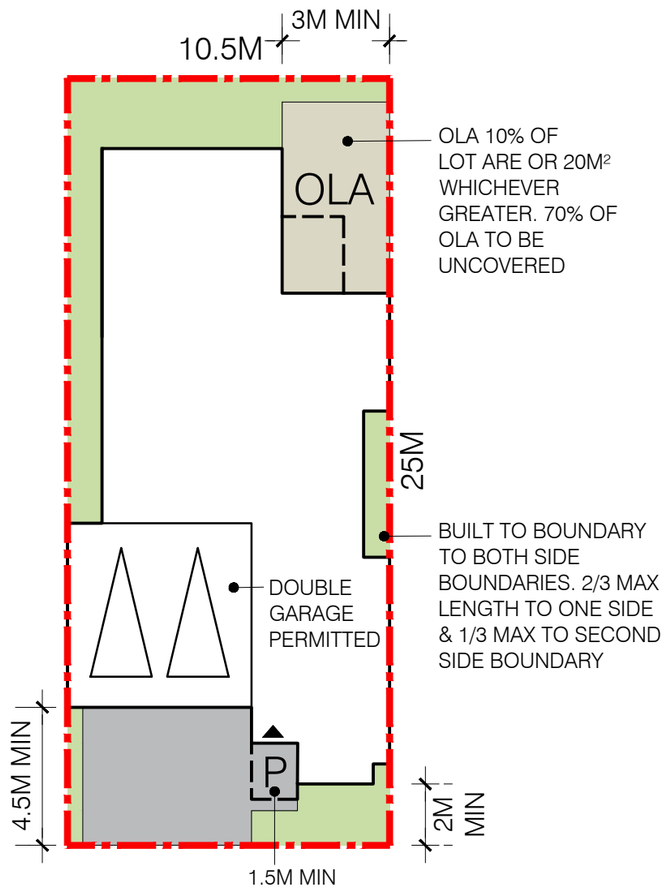
PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.6

REVISION C

TYPICAL BUILDING FOOTPRINT



PRIMARY STREET

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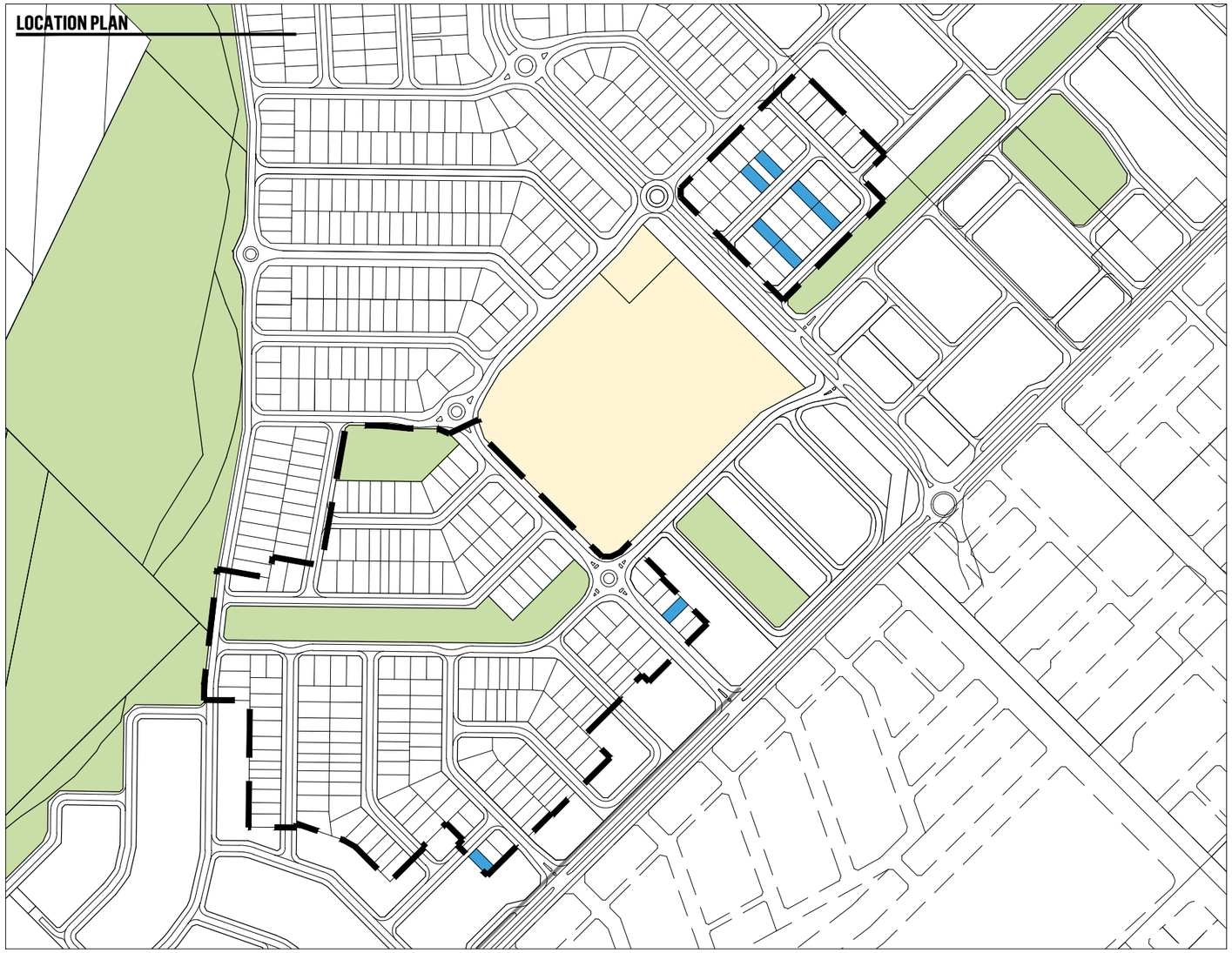
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street Double garage permitted to max 6m width subject to: • Garage setback 0.5m behind building alignment • Major opening to primary street • Entry feature/porch/veranda with min depth of 1.2m • Crossover shall not exceed 4.5m where it meets the street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 10.5 x 25M

Sprintime - Haynes Farm

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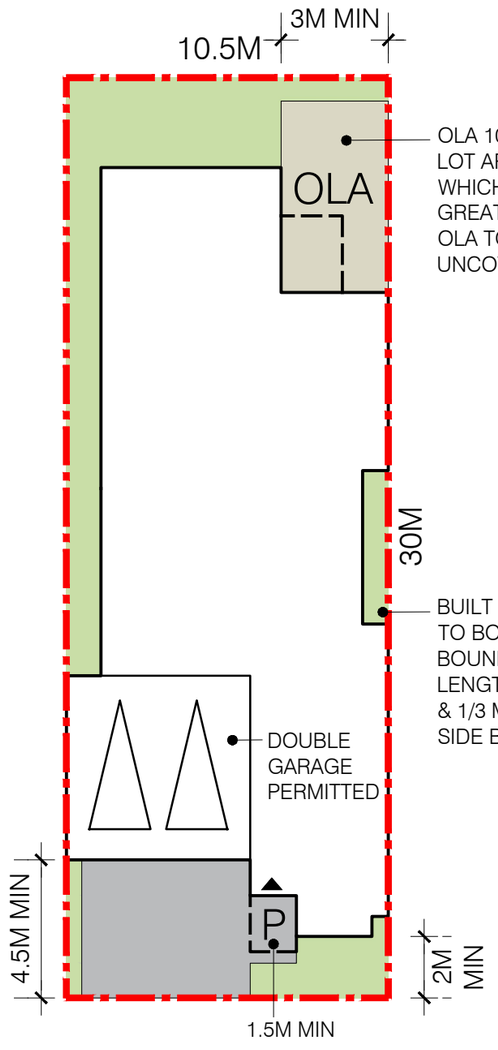
CLIENT

Urban Quarter

PROJECT NO. PA1178
DATE 19/11/24
DRAWING NO. 31.7
REVISION C

TYPICAL BUILDING FOOTPRINT



PRIMARY STREET

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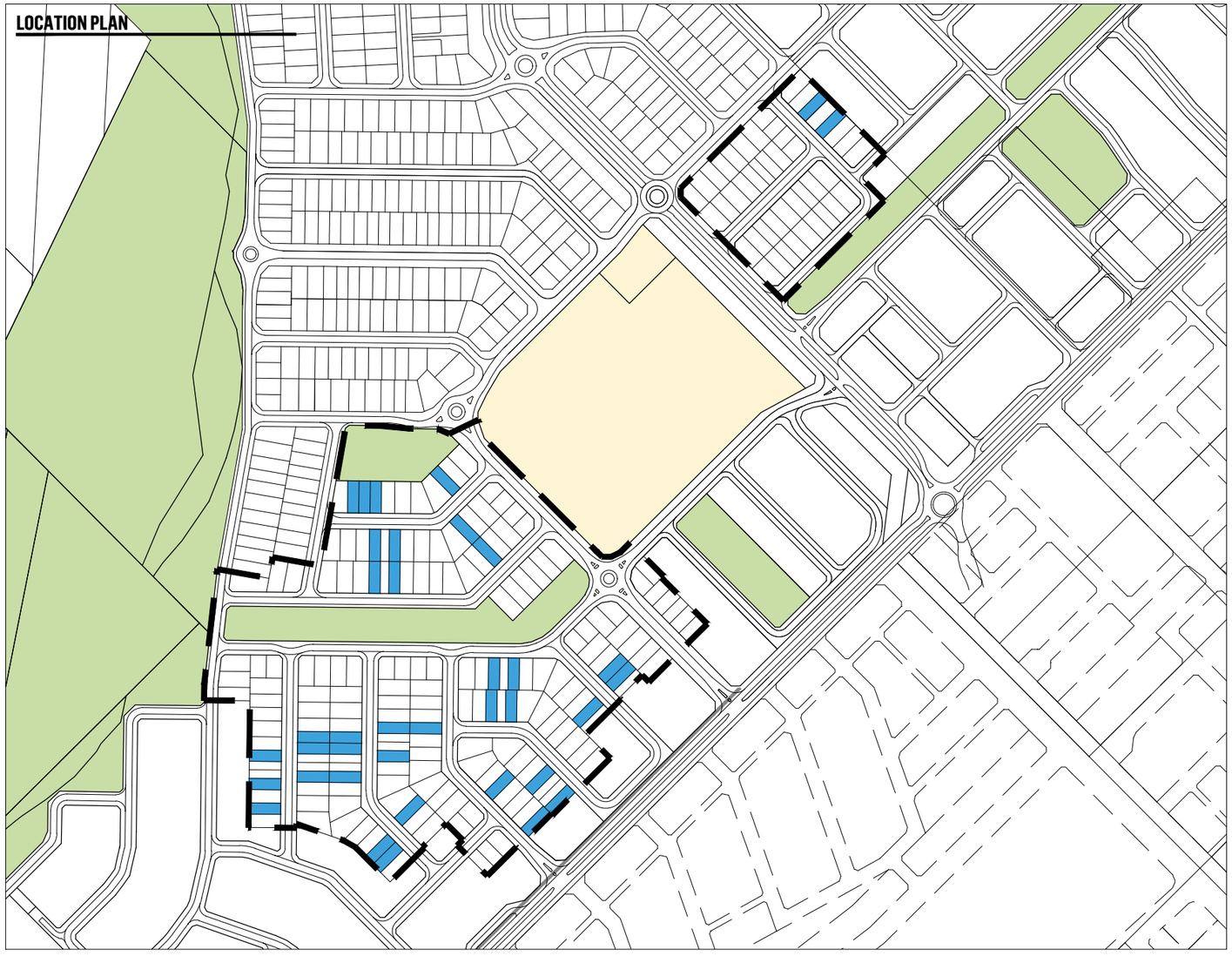
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street Double garage permitted to max 6m width subject to: • Garage setback 0.5m behind building alignment • Major opening to primary street • Entry feature/porch/veranda with min depth of 1.2m • Crossover shall not exceed 4.5m where it meets the street	Two on-site bays	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 10.5 x 30M

Sprintime - Haynes Farm

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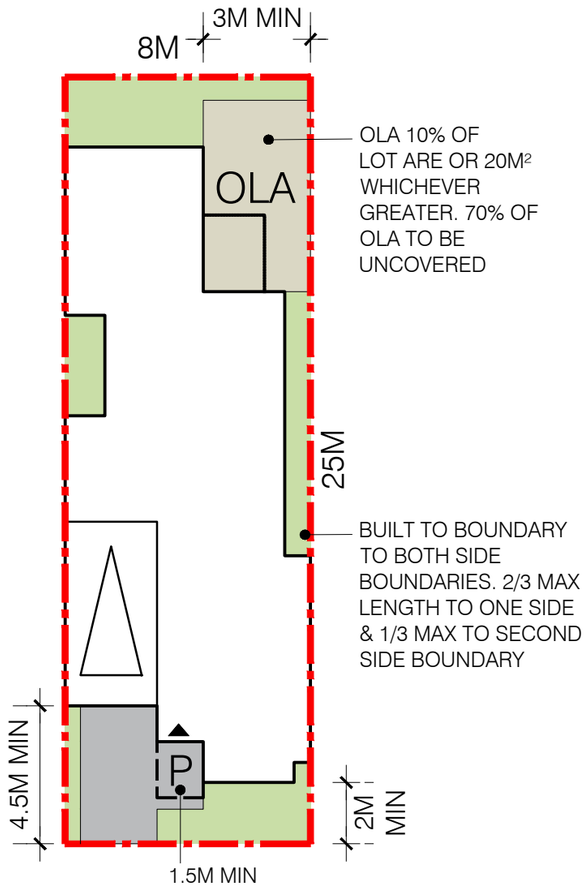
CLIENT
Urban Quarter

PROJECT NO. PA1178
DATE 19/11/24
DRAWING NO. 31.8
REVISION C

TYPICAL BUILDING FOOTPRINT



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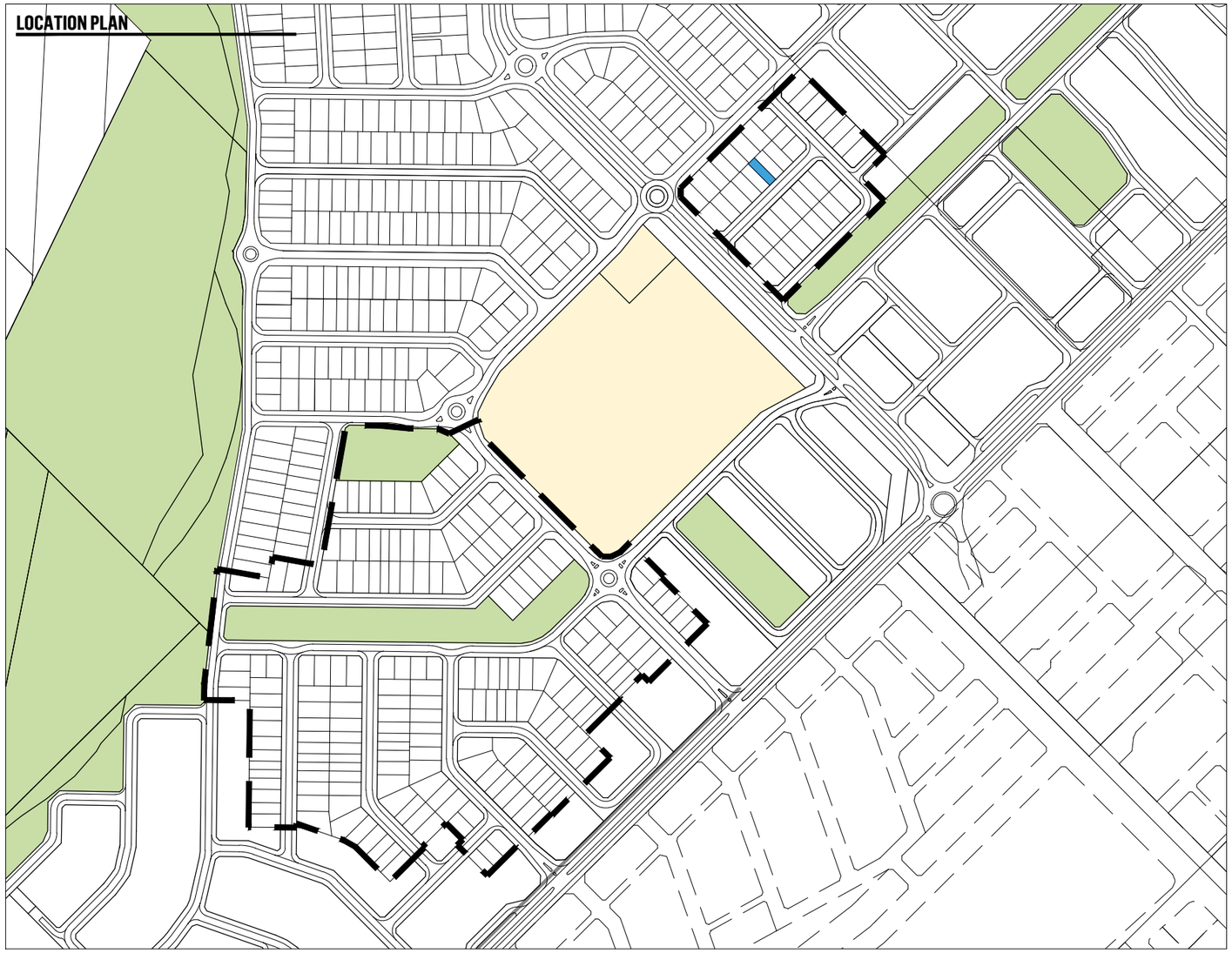
0 2 4 m

LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street Single or tandem garaging only	Two on-site bays (one bay may be provided on driveway)	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 8 x 25M

Sprintime - Haynes Farm

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CLIENT

Urban Quarter

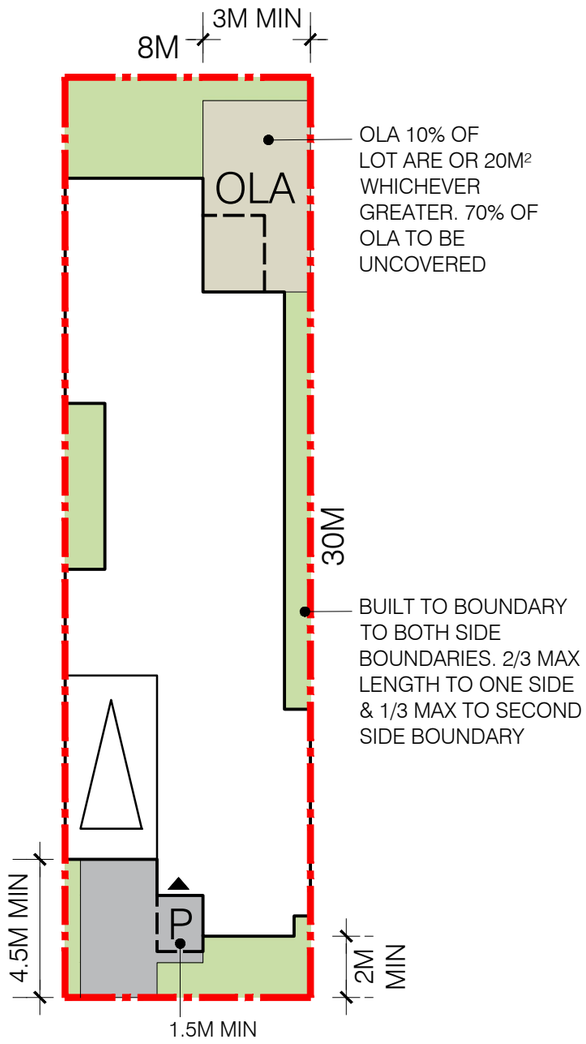
PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.9

REVISION C

TYPICAL BUILDING FOOTPRINT



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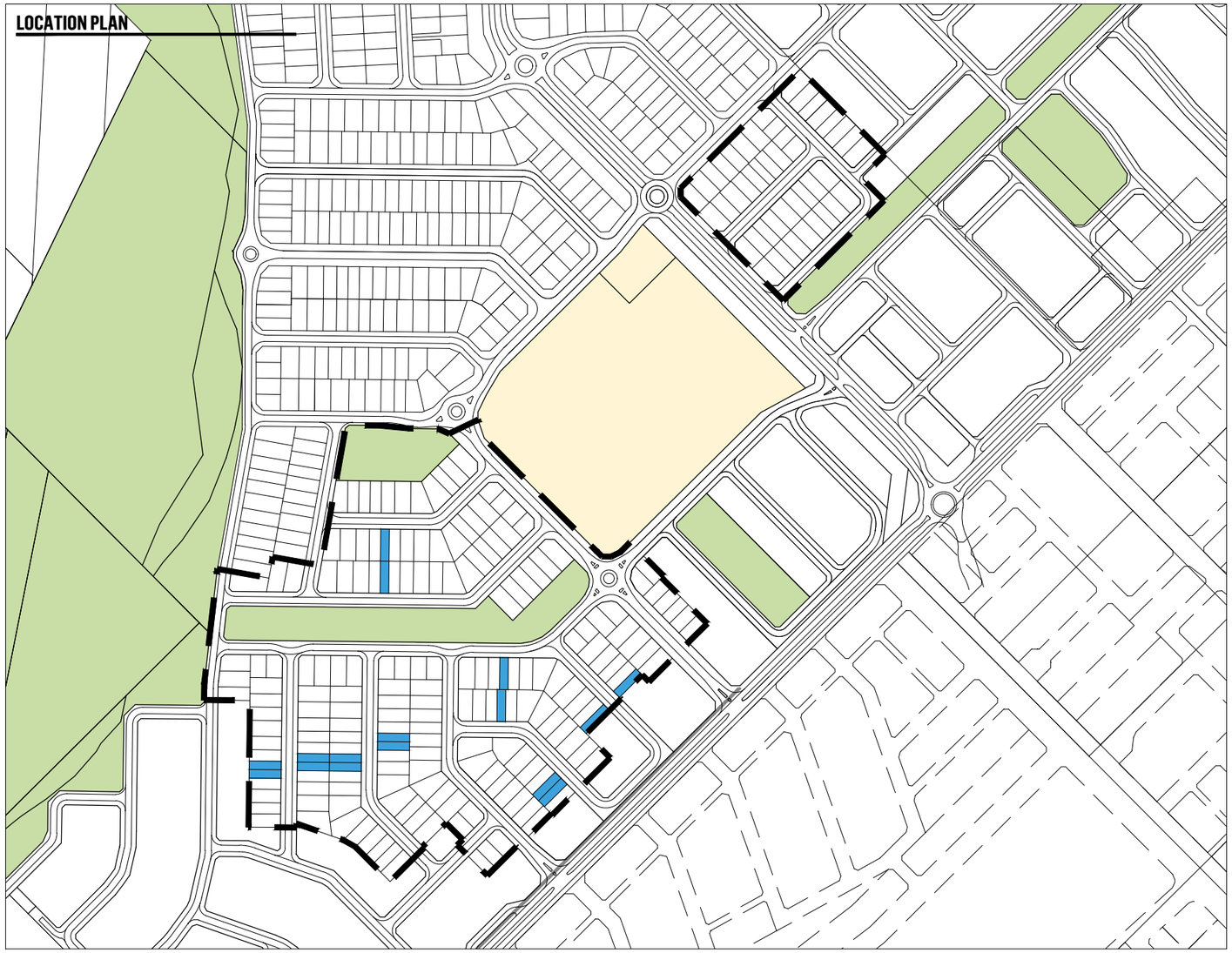
LOCATION PLAN



DEVELOPMENT PROVISIONS

Street Setbacks	Lot Boundary Setback	Open Space	Garage Setback and Width	Parking	Overshadowing	Privacy
Primary Street: Min 2m (no average) 1.5m to porch/verandah (no max length) Secondary Street: Min 1m	Boundary Setbacks: 1m (minor opening) to 1.2m (major openings) for wall height 3.5m or less Boundary Walls: To both side boundaries subject to: • 2/3 max length to one side boundary • 1/3 max length second side boundary for wall height 3.5m or less	Outdoor living area (OLA) with an area 10% of lot size or 20m², whichever is greater, direct;y accessible from a habitable room and to be located behind street setback At least 70% of OLA to be uncovered OLA to have a min 3m length and width No other open space provisions apply	Min 4.5m garage setback to primary street and 1.5m from a secondary street Single or tandem garaging only	Two on-site bays (one bay may be provided on driveway)	No max overshadowing for wall height 3.5m or less No max overshadowing for wall height 3.5m or more where overshadowing is confined to front half of adjoining lot. If overshadowing intrudes rear half of lot shadows not to exceed 35%	3m setbacks to neighbouring bedrooms and studies 4.5m to major openings other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

URBIS

SURBURBAN DEVELOPMENT PROVISION (R35) - TYPICAL 8 x 30M

Sprintime - Haynes Farm

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CLIENT

Urban Quarter

PROJECT NO. PA1178

DATE 19/11/24

DRAWING NO. 31.10

REVISION C