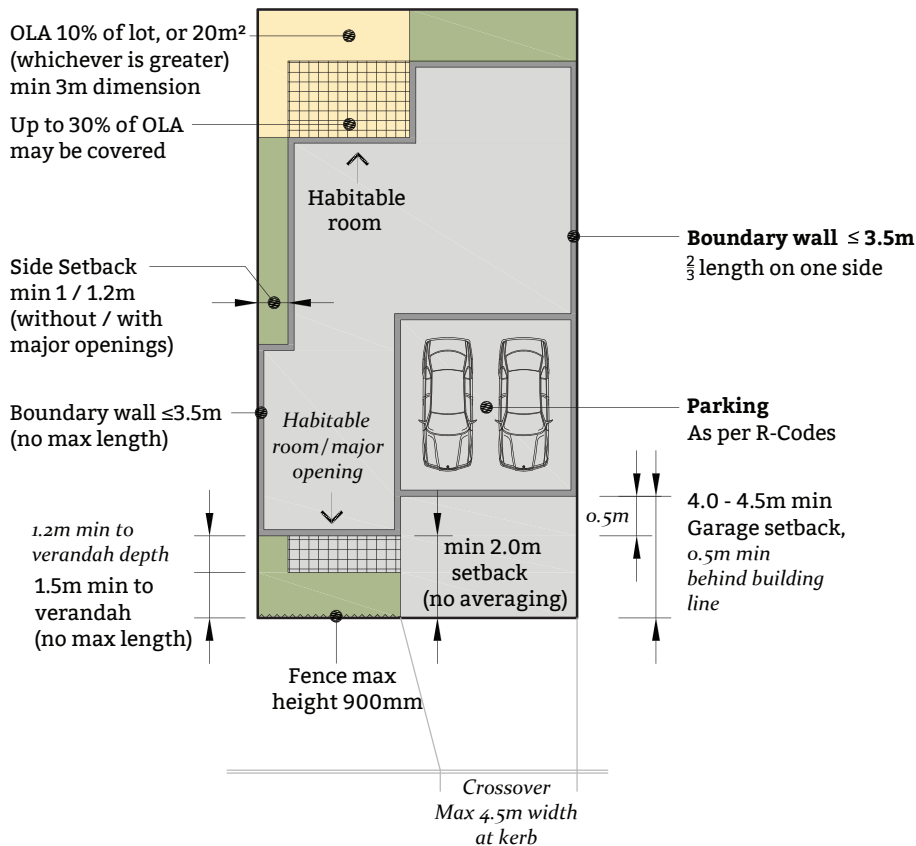


## RMD Codes and Planning Bulletin 112/2016

### Indicative Lot Layout and Building Footprint: RMD40

RMD40 applicable to ALL Lots in Imogen Private Estate



*\*Items noted in italics are for front loaded lots 10.5m - 12.0m wide with double garages*

### OTHER PROVISIONS (NOT SHOWN ON DIAGRAM)

#### Setbacks

- 1m minimum to secondary street
- To side lot boundaries, for wall heights of 3.5m or less:
  - with major openings: 1.2m
  - without major openings: 1.0m
- Boundary walls, ≤3.5m high : no length limit on one side, < 2/3 of max length on other side

#### Open Space

- No other R-Codes site cover standards apply

#### Garage Setback & Width, and Vehicular Access

##### Front loaded

- 4.5m front boundary setback, can be reduced to 4.0m where no footpath within 0.5m of boundary
- 1.5m secondary street setback
- Double garages (up to 6m) permitted for Lots >12m
- For lots 10.5 to 12m, double garage permitted where:
  - garage is ≥0.5m behind building line;
  - veranda or porch at entry (≥1.2m in depth);
  - major opening to a habitable room facing primary street; and
  - crossover is ≤4.5m at the street
- Narrower lots require single/tandem garages

##### Rear loaded

- 0.5m garage setback to laneway

##### Parking

- As per R Codes

##### Overshadowing and Privacy

- Overshadowing not applicable for walls ≤3.5m
- Overshadowing for walls >3.5m: 35% of rear half of lot
- Privacy as per R Codes except:
  - 3m to bedrooms & studies
  - 4.5m to other habitable rooms
  - 6.0m to outdoor active habitable spaces

Disclaimer: This is general advice only, representing RobertsDay's interpretation of the Planning Bulletin.

