

## Part 5 Siting – Subject to Schedule 6

<b>Reg</b>	<b>Item</b>	<b>Requirement</b>
<b>73 &amp; 74</b>	Street setbacks	max: 1/3 of allotment depth min: lesser of 9m or average of adjoining properties
<b>75</b>	Building height	max: 9m
<b>76</b>	Site coverage	max: 60%
<b>77</b>	Permeability	min: 20% permeable area
<b>78</b>	Parking	min: 2 car spaces with min. sizes of '6 x 3.5' & '4.9 x 2.6', however combined width can reduce to 5.5m
<b>79</b>	Side/rear setbacks	max: up to 3.6m on boundary, 1m + 300mm/m over 3.6m, or 2m + 1m/m over 6.9m
<b>80</b>	Boundary walls	max: 3.6 m high with average of 3.2m max: 10m + 25% of remaining boundary length
<b>81</b>	Existing windows	min: for walls over 3m a setback of half the wall height from the window (otherwise 1m), with a 3m <sup>2</sup> light courts provided to the window
<b>82</b>	Existing north windows (within 3m)	min: 1m + 600mm/m over 3.6m, or 3m + 1m/m over 6.9m
<b>83</b>	Overshadowing	can't shadow min. recreational open space to adjacent properties (including shadows from other buildings), where min. recreational open space 40m <sup>2</sup> with min. 3m dimension (or 75% of open space if lesser) and usually secluded
<b>84</b>	Overlooking	no overlooking of secluded open space or habitable windows within 9m, (taken at height of 1.7m and 45° from edge of windows)
<b>85</b>	New windows	min: 3m <sup>2</sup> light courts with min 1m dimension
<b>86</b>	Open space	min: lesser of 80m <sup>2</sup> or 20% with min. secluded open space of 25m <sup>2</sup> with min 3m dimension at side or rear
<b>89 &amp; 92</b>	Front fences	max: 1.0 m if within 9m of street intersection, else 1.5m (2m for declared roads)
<b>90</b>	Side/rear fences	max: 2m (note: for fences exceeding 2m see Regs 91 to 96)