

Variations to the R30 R Code Standards

R-Code Element	Clause	Provision			
2 – Streetscape	3.2.1 A1 (i) & 3.2.2 (i)	For lots with laneway access, the front setbacks shall be:			
			Minimum	Maximum	Average
		Dwelling	1.5m	Not applicable	3.0m
3 – Boundary Setbacks	3.3.2 A2	In determining the acceptable length of any boundary wall pursuant to Clause 3.3.2 A2 (ii) of the Codes, the front setback shall mean the setback of the building itself on that boundary.			
	3.3.2 A2 (iii)	For lots with laneway access, walls on boundary are permitted to both side boundaries of a lot (excluding secondary street boundaries other than to laneways) within the following limits:			
			Max. height	Max. length	
		Single Storey	3.5m*	No limit	
		Two Storey & Above	6.5m*	12m	
* For terrace-style development with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and will abut a similarly configured wall or secondary street, and may be graduated down behind the ridgeline.					
4 – Open Space	3.1.4 A1 – Table 1	Minimum open space to be provided is reduced to 30% of the site subject to the provision of;			
		(a) A minimum 2.0m setback to major openings to habitable rooms located on the northernmost or easternmost boundaries;			
		(b) Any boundary wall (if proposed) to be built on the southernmost or westernmost side boundary (except where that boundary is to a secondary street) or as otherwise depicted on an adopted Detailed Area Plan;			
	(c) An Outdoor Living Area designed in accordance with the RD Codes (3.4.2 A2) and:				
	i located on the northernmost or easternmost boundary and directly accessible from an internal living area;				
	ii where the Outdoor Living Area is not directly accessible from an internal living area the provision of an additional outdoor living area of at least 20m ² is to be located on the northernmost or easternmost side boundary of the dwelling. This space may be included under the roof of the main dwelling.				
	Courtyards are permitted within the secondary street setback area				
	No plot ratio restriction applies				
Special Purpose Dwellings	4.1.1 A1 (v)	Ancillary accommodation is permitted on lots less than 450m ² where abutting a laneway. Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m ² does not require an additional car parking bay on site.			
Additional Requirements		In addition to the Acceptable Development standards, for those lots immediately adjacent Public Open Space the following provisions shall apply:			
	(a)	must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and			
	(b)	permeable fencing to the public open space boundary to the specification and satisfaction of the City.			

Variations to the R40/R60 R Code Standards

R-Code Element	Clause	Provision			
2 – Streetscape	3.2.1 A1 (i) & 3.2.2 (i)	Front Setbacks:			
			Minimum	Maximum	Average
		Porch, balcony, veranda or the equivalent	1.5m	3.0m	Not applicable
		Dwelling	2.0m	4.0m	Not applicable
	3.2.3 A3.1 & 3.5	Garages and carports are to be setback a minimum of 4.0m from the primary street. This may be reduced where the garage adjoins the dwelling, provided that the garage / carport is at least 0.5m behind the dwelling alignment (excluding any porch, veranda or balcony) located behind the street setback line			
3 – Boundary Setbacks	3.3.2 A2 (iii)	Walls on boundary are permitted to both side boundaries of a lot (excluding secondary street boundaries other than to laneways) within the following limits:			
			Max. height	Max. length	
		Single Storey	3.5m*	No limit	
		Two Storey & Above	6.5m*	12m	
		* For terrace-style development with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and will abut a similarly configured wall or secondary street, and may be graduated down behind the ridgeline.			
4 – Open Space	3.4.1 A1 – Table 1	Minimum open space to be provided is 25%			
	3.4.2 A2	An Outdoor Living Area is to be provided: <ul style="list-style-type: none"> • With a minimum useable space of 24m² and a minimum dimension of 4m; • Behind the primary street setback line (it is permitted within the secondary street setback area); • Located on the northernmost or easternmost boundary to maximise solar access; and • To have a least 2/3 of the required area without permanent roof area. 			
	Table 1	No plot ratio restriction applies			
5 – Access & Car-parking	3.5.1 A1	A minimum of one bay per dwelling is to be covered.			

8 – Privacy	3.1.8 A1 (i) & (ii)	<p>The setback to the boundary of major openings to active habitable spaces or their equivalent which have a floor level more than 0.5m above natural ground level and positioned so as to overlook any part of any other residential property behind the 3m street setback line which are specified in (i) of Clause 3.8.1 A1 is to be a minimum of 4.5m in all cases other than as specified below.</p> <p>The 4.5m privacy setback shall not be required:</p> <ul style="list-style-type: none"> • for any major opening to active rooms within a wall positioned at an angle of 75 degrees or greater to the boundary; • for a deck, balcony or equivalent incorporating a permanent solid vertical screening to a minimum height of 1.8m above the finished floor level of the deck, balcony or equivalent facing the adjacent boundary.
9- Design for Climate	3.9.1	The overshadowing provisions (CI 3.9.1) do not apply.
Special Purpose Dwellings	4.1.1 A1 (ii) & (v)	<p>Ancillary accommodation is permitted on lots less than 450m² where abutting a laneway.</p> <p>Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.</p>
Additional Requirements		<p>In addition to the Acceptable Development standards, for those lots immediately adjacent Public Open Space the following provisions shall apply:</p> <ol style="list-style-type: none"> i) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and ii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.