

Local Planning Policy No. XX
Austin Lakes Estate – Residential Design Codes (R-Codes) Variations

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1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and in accordance with Clause 3, Part A of Planning Code - Residential Design Codes Volume 1 2024 ('R-Codes'). This Policy may be cited as 'LPP XX – Austin Lakes Estate – R-Code Variations'.

2.0 Introduction

Purpose

The purpose of this policy is to provide guidance on the planning and design of residential development within the Austin Lakes residential estate.

This policy applies to all residential development located within the Austin Lakes Local Structure Plan area.

Background information

This Policy varies a number of deemed-to-comply provisions of the Planning Code – Residential Design Codes (R-Codes) – Volume 1, Parts B and C, that have been in effect over the Austin Lakes LSP area under the previously approved Austin Lakes Outline Development Plan and associated amendments. The Policy seeks to provide continuity in built form outcomes and streetscape character that have been delivered to date under the previous framework. The previous R-Code variations have effectively coordinated dwelling designs, resulting in a desirable community for South Yunderup.

3.0 Objectives

The objectives of this Policy are:

- To guide the residential development of the Austin Lakes Local Structure Plan Area.
- To maintain the established residential streetscapes and development outcomes of the Structure Plan Area.
- To ensure consistent decision making in the application of the established residential design framework.
- To ensure development outcomes reflect the established lifestyle and amenity of the Austin Lakes residential estate.

4.0 Application of this Policy

This Policy applies to all residential development within the Austin Lakes Local Structure Plan to which the R-Codes Volume 1 applies.

The Policy augments or replaces the Deemed-to-Comply requirements of the R-Codes Volume 1. The Policy also includes additional design requirements, to be read in addition to the augmented or replaced Deemed-to-Comply requirements.

Relationship to Other Policies and Legislation

This Policy should be read in conjunction with the following planning instruments:

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes Volume 1
- Shire of Murray Local Planning Scheme No. 4

Where this Policy is inconsistent with a Local Development Plan, Structure Plan, Precinct Plan or Local Planning Policy that applies to a specific site, precinct, area of R-Code, the provisions of this Policy shall prevail for the extent of the inconsistency.

5.0 Policy Provisions

This Policy augments or replaces Deemed-to-Comply requirements relating to existing design elements of the R-Codes Volume 1 and provides additional Deemed-to-Comply requirements and Design Principles relating to new design elements not included in the R-Codes Volume 1. Any replacement of Volume 1 or other policy provisions are noted where necessary.

5.1 Provisions for Development or Lot Types

This policy applies varying development controls based on lot type. Different lot types have specific development controls to accommodate the intended built form outcomes based on their size, width and whether they obtain vehicle access from the front or rear of the lot. The varying lot types are as follows:

- Rear-loaded laneway lot or lots abutting public open space;
- Narrow front-loaded lots;
- Standard front-loaded lots; and
- Lots proposed for development with an ancillary dwelling.

The applicable provisions of the Policy for each lot type are set out in Table 1 below.

Table 1: Lot Types

Development Lot	Definition of Lot Type	Section of Policy
Type 1: Laneway lots or lots abutting public open space	Lots where the primary vehicle access is via a secondary street, laneway or right of way (ROW) and the garage / carport is located at the back of the dwelling rear of the lot. or Lots where a lot boundary has direct interface with a public open space reserve.	Clause 6, Tables 2 and 3.
Type 2: Narrow front-loaded lots	Lots with a frontage width of 12.9m or less, where the primary vehicle access is via the primary street frontage and the garage / carport is located and accessed from the primary street.	Clause 7, Table 4.
Type 3: Standard front-loaded lots	Lots with a frontage width of 13m or greater, where the primary vehicle access is via the primary street and the garage / carport is located and accessed from the primary street.	Clause 8, Table 5.
Ancillary Dwellings	Any lot type where development of an ancillary dwelling is proposed, as defined by the R-Codes.	Clause 9, Tables 6 and 7.

6.0 Specific Provisions for Lot Type 1 - Laneway lots or lots abutting public open space

6.1 Tables 2 and 3 set out the specific development requirements for Lot Type 1:

Laneway lots or lots abutting public open space.

Tables 2 and 3 provide R-Code variations as follows:

- Table 2: Development subject to Volume 1 Part B of the R-Codes
- Table 3: Development subject to Volume 1 Part C of the R-Codes

6.2 The Lot Type 1 development requirements apply equally to all applicable density codes, which are subject to either Part B or Part C of the R-Codes Volume 1. Tables 2 and 3 set out the applicable deemed-to-comply provisions for Lot Type 1 for development subject to Parts B or C of the R-Codes, separately.

Table 2: Type 1– Volume 1 Part B of the R-Codes	
Design Principle	Deemed-to-Comply Provisions
5.1.2 Street Setbacks	
P2.1	<i>Design Elements 5.1.2 – C2.1, C2.2 and C2.3 of the R-Codes are replaced with the following.</i> C2.1 Buildings shall be set back from the primary street boundary as follows: • Minimum of 1.5m. • Average of 3m. C2.2 Buildings shall be set back a minimum 1m from the secondary street boundary. C2.3 Buildings shall be set back a minimum 1m from the corner lot truncation.
5.1.3 Lot Boundary Setbacks and Boundary Walls	
P3.1	<i>Design Elements 5.1.3 – C3.2, C3.3 and C3.4 of the R-Codes are replaced with the following:</i> C3.2 Boundary walls are permitted where built in accordance with the following: • Behind the street setback (other than a right-of-way). • Single storey boundary walls with a maximum height of 3.5m and no maximum length. • Two-storey boundary walls, maximum height of 7m and maximum length of 12m. • For lots with a frontage equal to or less than 10m, permitted to both side boundaries (excluding a secondary street boundary). • For lots with a frontage greater than 10m, permitted to either the southernmost or easternmost side boundary to maximise solar access. • For lots with a right-of-way access, boundary walls to a garage are permitted to either side boundary and excluded from the calculation of the maximum length for the boundary wall to the dwelling. No other provisions related to boundary walls to apply. <i>Design Elements C3.5 and C3.6 have been added to augment the deemed to comply criteria.</i> C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), buildings are to be setback a minimum of 1m from the public open space boundary. C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), boundary walls are not permitted to the public open space boundary.
5.1.4 Open Space	

P4	<i>Design Element 5.1.4 – C4 of the R-Codes is replaced with the following:</i> C4 25% of total site area is to be provided as open space.
5.2.4 Street walls and fences	
P4	<i>Design Element 5.2.4 – C4.3 has been added to augment the deemed to comply criteria.</i> C4.3 For lots that directly abut public open space (i.e. that shares a common boundary with a public open space reserve), walls or fences along the public open space boundary are to be designed to be visually permeable above 1.2m, for the full length of the boundary with the public open space reserve.
5.3.1 Outdoor living areas	
P1.1	<i>Design Element 5.3.1 – C1.1 of the R-Codes is replaced with the following:</i> C1.1 A single consolidated outdoor living area is to be provided in accordance with the following: • The required minimum area is the lesser of: - 30sqm; and - The minimum area required in Table B of the R-Codes. (to be calculated excluding service and functional utilities such as clothes drying areas and hot water systems); • Maximum permanent roof cover of up to two-thirds of the provided area; • Located adjoining the northernmost or easternmost boundary; and • Directly accessible from the primary living space or habitable room of the dwelling.
5.4.2 Solar access for adjoining sites	
P2.1	<i>Design Elements 5.4.2 – C2.1 of the R-Codes is replaced with the following:</i> C2.1 Development is designed that its shadow cast at midday, 21 June onto any adjoining property and/ or diagonally adjacent lot does not exceed the following: • In the case of lots with a frontage equal to or less than 10m, no maximum overshadowing applies. • In the case of lots with a frontage of greater than 10m, a maximum 50% of the adjoining property dwelling site area permitted to be overshadowed.
5.4.3 Outbuildings	
P3	<i>Design Element 5.4.3 – C3 of the R-Codes remains consistent with the R-Codes. C3(iv) has been added to augment the deemed to comply criteria.</i> C3 (iv) For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), outbuildings shall not be located between the dwelling and the public open space lot boundary.
5.4.4 External fixtures, utilities and facilities	
P4.1	<i>Design Elements 5.4.4 – C4.3 and C4.7 are replaced with the following.</i> C4.3 Other utilities provided they are: - not visible from the primary street or an adjacent public open space reserve; - are designed to integrate with the building; or - are located so as not to be visually obstructive. C4.7 Clothes-drying areas screened from view from the primary and secondary street and adjacent public open space reserves.

Table 3: Type 1 Provisions – Volume 1 Part C of the R-Codes

Table 3: Type 1 Provisions – Volume 1 Part C of the R-Codes	
Design Principle	Deemed-to-Comply Provisions
1.1 Private open space	
P1.1.1 & P1.1.2	<i>Design Element 1.1 – C1.1.1 of the R-Codes is replaced with the following:</i> C1.1.1 A single consolidated primary garden area is to be provided in accordance with the following: • The required minimum area is the lesser of: ○ 30sqm; and ○ The minimum area required in Table 1.1a of the R-Codes. (calculated excluding service and functional utilities such as clothes drying areas and hot water systems); • Maximum permanent roof cover of up to two-thirds of the provided area; • Located adjoining the northernmost or easternmost boundary; and • Directly accessible from the primary living space or habitable room of the dwelling.
2.5 Utilities	
P2.5.2	<i>Design Element 2.5 – C2.5.1 and C2.5.2 remain consistent with the R-Codes, with the exception that C2.5.1(iii) is replaced and C2.5.2 (iv) has been added to augment the deemed to comply criteria:</i> C2.5.1 (iii) integrated into the design of the development and/ or screened from view of the street and adjacent public open space reserves. C2.5.2 (iv) functional utilities are not permitted to be located between the dwelling and the public open space lot boundary, unless screened from view.
2.6 Outbuildings	
P2.6.1	<i>Design Element 2.6 – C2.6.1 remains consistent with the R-Codes, with the exception that C2.6.1 (ii) is replaced with the following:</i> C2.6.1 (ii) is not located within the primary or secondary street setback area, or between the dwelling and public open space lot boundary.
3.1 Site cover	
P3.1.1	<i>Design Element 3.1 – C3.1.1 of the R-Codes is replaced with the following:</i> C3.1.1 Development on each site does not exceed a maximum site cover of 75% of the total site area.
3.3 Street Setbacks	
P3.3	<i>Design Elements 3.3 – C3.3.1, C3.3.3 and C3.3.6 of the R-Codes are replaced with the following:</i> <u>Note:</u> Assessment of average setbacks is to be calculated in accordance with the Part B 5.1.2 average setback methodology. C3.3.1 Buildings are set back from the primary street boundary as follows: • Minimum of 1.5m. • Average of 3m. C3.3.1 Buildings shall be set back a minimum 1m from the secondary street boundary. C3.3.3 Buildings shall be set back a minimum 1m from the corner lot truncation. C3.3.6 Garages are permitted a nil setback to a right-of-way or laneway.

3.4 Lot Boundary Setbacks	
P3.4.4	<i>Design Element 3.4 – C3.4.4 of the R-Codes is replaced with the following:</i> C3.4.4 Boundary walls are permitted where built in accordance with the following: • Behind the street setback (other than a right-of-way). • Single storey boundary walls with a maximum height of 3.5m and no maximum length. • Two-storey boundary walls, maximum height of 7m and maximum length of 12m. • For lots with a frontage equal to or less than 10m, permitted to both side boundaries (excluding a secondary street boundary). • For lots with a frontage greater than 10m, permitted to either the southernmost or easternmost side boundary to maximise solar access. • For lots with a right-of-way access, boundary walls to a garage are permitted to either side boundary and excluded from the calculation of the maximum length for the boundary wall to the dwelling. No other provisions related to boundary walls to apply. <i>Design Elements C3.4.6 and C3.4.7 have been added to augment the deemed to comply criteria.</i> C3.4.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), buildings are to be setback a minimum of 1m from the public open space boundary. C3.4.7 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), boundary walls are not permitted to the public open space boundary.
3.6 Streetscape	
P3.6.5	<i>Design Element 3.6 remains consistent with the R-Codes. C3.6.10 has been added to augment the deemed to comply criteria:</i> C3.6.10 For lots that directly abut public open space (i.e. that shares a common boundary with a public open space reserve), walls or fences along the public open space boundary are to be designed to be visually permeable above 1.2m, for the full length of the boundary with the public open space reserve.
3.9 Solar access for adjoining sites	
P3.9.1	<i>Design Element 3.9 – C3.9.1 of the R-Codes is replaced with the following:</i> Development is designed that its shadow cast at midday, 21 June onto any adjoining property and/ or diagonally adjacent lot does not exceed the following: • In the case of lots with a frontage equal to or less than 10m, no maximum overshadowing applies. • In the case of lots with a frontage of greater than 10m, a maximum 50% of the adjoining property dwelling site area permitted to be overshadowed.

7.0 Specific Provisions for Lot Type 2: Narrow front-loaded lots

7.1 **Table 4** sets out the specific R-Code variations to Part B of the R-Codes for Lot Type 2: Narrow front-loaded lots.

Table 4: Type 2 Provisions – Volume 1 Part B of the R-Codes	
Design Principle	Deemed-to-Comply Provisions
5.1.2 Street Setbacks	
P2.1	<i>Design Elements 5.1.2 – C2.1, C2.2 and C2.3 of the R-Codes are replaced with the following.</i> C2.1 Buildings shall be set back from the primary street boundary as follows: • Minimum of 1.5m. • Average of 3m. C2.2 Buildings shall be set back a minimum 1m from the secondary street boundary. C2.3 Buildings shall be set back a minimum 1m from the corner lot truncation.
5.1.3 Lot Boundary Setbacks and Boundary Walls	
P3.1	<i>Design Elements 5.1.3 – C3.2, C3.3 and C3.4 of the R-Codes are replaced with the following:</i> C3.2 Boundary walls are permitted where built in accordance with the following: • Behind the street setback. • Permitted to either the southernmost or easternmost side boundary to maximise solar access and subject to solar access requirements. • Single storey boundary walls with a maximum height of 3.5m and no maximum length. • Two-storey boundary walls, maximum height of 7m and maximum length of 12m. • Boundary walls to a garage are permitted to either side boundary (excluding a secondary street boundary) and excluded from the calculation of the maximum length for the boundary wall to the dwelling. No other provisions related to boundary walls to apply. <i>Design Elements C3.5 and C3.6 have been added to augment the deemed to comply criteria.</i> C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), buildings are to be setback a minimum of 1m from the public open space boundary. C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), boundary walls are not permitted to the public open space boundary.
5.1.4 Open Space	
P4	<i>Design Element 5.1.4 – C4 of the R-Codes is replaced with the following:</i> C4 25% of total site area is to be provided as open space.
5.2.1 Setback of carports and garages	
P1.1	<i>Design Element 5.2.1 – C1.1 and C1.2 is replaced with the following:</i> C1.2 Garages and carports set back a minimum of 4.5m from the primary street boundary. <i>C1.5 has been added to augment the deemed to comply criteria:</i>

	C1.5 Garages shall be setback behind the main building line of the dwelling, in accordance with the following: i. For lots with a frontage of 10.5m or less: • Garages shall be setback a minimum of 1m behind the main building line of the dwelling; and • Include a front elevation comprising of two different wall materials or colours; and • At least one of the following: ○ Gable / gablet; ○ at least one arch to the brickwork of the front façade with projecting masonry corbels; ○ an arch with projecting masonry corbels; ○ a portico that projects forward from the main roof of the front of the residence; ○ projecting sill courses and/or contrasting sills; ○ a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50 percent of the front elevation of the residence; ○ a feature blade wall; ○ a cement render finish to the walls of the front elevation of the residence. ii. Lots with frontage of 10.51m – 13m: • Garages shall be setback a minimum of 1m behind the main building line of the dwelling; or • Where proposed to be set back less than 1m behind the main building line: ○ The dwelling shall include a front elevation comprising of two different wall materials or colours; and ○ At least one of the following: ○ Gable / gablet ○ at least one arch to the brickwork of the front façade with projecting masonry corbels; ○ an arch with projecting masonry corbels; ○ a portico that projects forward from the main roof of the front of the residence; ○ projecting sill courses and/or contrasting sills; ○ a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50 percent of the front elevation of the residence; ○ a feature blade wall; ○ a cement render finish to the walls of the front elevation of the residence.
5.2.4 Street walls and fences	
P4	<i>Design Element 5.2.4 – C4.3 has been added to augment the deemed to comply criteria.</i> C4.3 For lots that directly abut public open space (i.e. that shares a common boundary with a public open space reserve), walls or fences along the public open space boundary are to be designed to be visually permeable above 1.2m, for the full length of the boundary with the public open space reserve.

5.3.1 Outdoor living areas	
P1.1	<i>Design Element 5.3.1 – C1.1 of the R-Codes is replaced with the following:</i> C1.1 A single consolidated outdoor living area is to be provided in accordance with the following: • The required minimum area is the lesser of: - 30sqm; and - The minimum area required in Table B of the R-Codes. (to be calculated excluding service and functional utilities such as clothes drying areas and hot water systems); • Maximum permanent roof cover of up to two-thirds of the provided area; • Located adjoining the northernmost or easternmost boundary; and • Directly accessible from the primary living space or habitable room of the dwelling.
5.4.2 Solar access for adjoining sites	
P2.1	<i>Design Elements 5.4.2 – C2.1 of the R-Codes is replaced with the following:</i> C2.1 Development is designed that its shadow cast at midday, 21 June onto any adjoining property and/ or diagonally adjacent lot does not exceed the following: • In the case of lots with a frontage equal to or less than 10m, no maximum overshadowing applies. • A maximum 50% of the adjoining property dwelling site area, calculated notwithstanding the lot boundary setback requirements.
5.4.3 Outbuildings	
P3	<i>Design Element 5.4.3 – C3 of the R-Codes remains consistent with the R-Codes. C3(iv) has been added to augment the deemed to comply criteria.</i> C3 (iv) For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), outbuildings shall not be located between the dwelling and the public open space lot boundary.
5.4.4 External fixtures, utilities and facilities	
P4.1	<i>Design Elements 5.4.4 – C4.3 and C4.7 are replaced with the following.</i> C4.3 Other utilities provided they are: - not visible from the primary street or an adjacent public open space reserve; - are designed to integrate with the building; or - are located so as not to be visually obstructive. C4.7 Clothes-drying areas screened from view from the primary and secondary street and adjacent public open space reserves.

8.0 Specific Provisions for Lot Type 3: Standard front-loaded lots

8.1 Table 5 sets out the specific R-Code variations to Part B for Lot Type 3: Standard front-loaded lots.

Table 5: Type 3 Provisions – Volume 1 Part B of the R-Codes	
Design Principle	Deemed-to-Comply Provisions
5.1.2 Street Setbacks	
P2.1	<i>Design Elements 5.1.2 – C2.1, C2.2 and C2.3 of the R-Codes are replaced with the following.</i> C2.1 Buildings shall be set back from the primary street boundary as follows: • Minimum of 2m. • Average of 4m. C2.2 Buildings shall be set back a minimum 1m from the secondary street boundary. C2.3 Buildings shall be set back a minimum 1m from the corner lot truncation.
5.1.3 Lot Boundary Setbacks and Boundary Walls	
P3.1	<i>Design Elements 5.1.3 – C3.2, C3.3 and C3.4 of the R-Codes are replaced with the following:</i> C3.2 Boundary walls are permitted where built in accordance with the following: • Behind the street setback. • Boundary walls to a garage are permitted to either side boundary (excluding a secondary street boundary) and excluded from the calculation of the maximum length for the boundary wall to the dwelling. • Where a lot has a frontage of 15m or less: ○ Permitted to either the southernmost or easternmost side boundary to maximise solar access and subject to solar access requirements; and ○ Single storey boundary walls with a maximum height of 3.5m and no maximum length. ○ Two-storey or greater boundary walls, maximum height of 7m and maximum length of 12m. No other provisions related to boundary walls to apply. <i>Design Elements C3.5 and C3.6 have been added to augment the deemed to comply criteria.</i> C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), buildings are to be setback a minimum of 1m from the public open space boundary. C3.6 For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), boundary walls are not permitted to the public open space boundary.
5.1.4 Open Space	
P4	<i>Design Element 5.1.4 – C4 of the R-Codes is replaced with the following:</i> C4 30% of total site area is to be provided as open space.
5.2.4 Street walls and fences	
P4	<i>Design Element 5.2.4 – C4.3 has been included to augment the deemed to comply criteria.</i> C4.3 For lots that directly abut public open space (i.e. that shares a common boundary with a public open space reserve), walls or fences along the public

	open space boundary are to be designed to be visually permeable above 1.2m, for the full length of the boundary with the public open space reserve.
5.3.1 Outdoor living areas	
P1.1	<i>Design Element 5.3.1 – C1.1 of the R-Codes is replaced with the following:</i> C1.1 A single consolidated outdoor living area is to be provided in accordance with the following: - The required minimum area is the lesser of: 30sqm; and - The minimum area required in Table B of the R-Codes. (to be calculated excluding service and functional utilities such as clothes drying areas and hot water systems); - Maximum permanent roof cover of up to two-thirds of the provided area; - Located adjoining the northernmost or easternmost boundary; and - Directly accessible from the primary living space or habitable room of the dwelling.
5.4.2 Solar access for adjoining sites	
P2.1	<i>Design Elements 5.4.2 – C2.1 of the R-Codes is replaced with the following:</i> C2.1 Development is designed that its shadow cast at midday, 21 June onto any adjoining property and/ or diagonally adjacent lot does not exceed the following: A maximum 50% of the adjoining property dwelling site area, calculated notwithstanding the lot boundary setback requirements.
5.4.3 Outbuildings	
P3	<i>Design Element 5.4.3 – C3 of the R-Codes remains consistent with the R-Codes. C3(iv) has been added to augment the deemed to comply criteria.</i> C3 (iv) For lots that directly abut public open space (i.e. that share a common boundary with a public open space reserve), outbuildings shall not be located between the dwelling and the public open space lot boundary.
5.4.4 External fixtures, utilities and facilities	
P4.1	<i>Design Elements 5.4.4 – C4.3 and C4.7 are replaced with the following.</i> C4.3 Other utilities provided they are: - not visible from the primary street or an adjacent public open space reserve; - are designed to integrate with the building; or - are located so as not to be visually obstructive. C4.7 Clothes-drying areas screened from view from the primary and secondary street and adjacent public open space reserves.

9.0 Development Provisions for Ancillary Dwellings

9.1 The following development provisions apply to any lot where an ancillary dwelling is proposed. Tables 6 and 7 provide R-Code variations as follows:

- Table 6: Development subject to Volume 1 Part B of the R-Codes
- Table 7: Development subject to Volume 1 Part C of the R-Codes

9.2 The ancillary dwelling development requirements apply to equally to all applicable density codes which are subject to either Part B or Part C of the R-Codes Volume 1. Tables 6 and 7 set out the applicable deemed-to-comply provisions for ancillary dwellings subject to Parts B or C of the R-Codes separately.

Table 6: Ancillary Dwelling Development – Volume 1 Part B of the R-Codes

Table 6: Ancillary Dwellings – Volume 1 Part B of the R-Codes	
5.5.1 Ancillary Dwellings	
P1	<i>Design Element 5.5.1 – C1(i)-(ii) and (iv)-(vii) remains consistent with the R-Codes, with C1(iii) replaced with the following:</i> C1(iii) no parking is required to be provided for the ancillary dwelling.

Table 7: Ancillary Dwelling Development – Volume 1 Part C of the R-Codes

Table 7: Ancillary Dwellings – Volume 1 Part C of the R-Codes	
2.8 Ancillary Dwellings	
P1	<i>Design Element 2.8.1 is replaced with the following:</i> C2.8.1 An ancillary dwelling in accordance with Table 2.8a, provided that it: i. does not preclude the primary dwelling from meeting the maximum site cover and minimum private open space requirements of this LPP, soft landscaping, trees and deep soil area; and ii. Complies with the following design elements as relevant: 2.2 Solar access and natural ventilation 2.5 Utilities 3.1 Site cover 3.2 Building height 3.3 Street setbacks 3.4 Lot boundary setbacks 3.5 Site works and retaining walls 3.6 Streetscape 3.7 Access 3.9 Solar access for adjoining sites 3.10 visual privacy

8.0 Document Control

Directorate		Officer Title	
Planning and Sustainability			
Version	Decision to Advertise	Decision to Adopt/ Amend	Current Status
1			