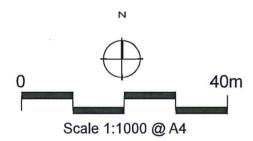
## DETAILED AREA PLAN PROVISIONS

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

GENERAL PROVISIONS				
R-Coding		R20		
Minimum Open Space	Minimum 35% (i)		% (i)	
SETBACKS	MINIMUM	MAXIMUM	AVERAGE	
Dwelling - Primary Street	3.0m	6.0m	N/A	
Porch / verandah / balcony or equivalent	2.0m	N/A	N/A	
PAW (ii)	1.0m	N/A	N/A	

- i) Subject to outdoor living area being located on the northern-most or eastern-most boundaries and being a minimum of 4.0m in dimension and 30m² in area.
- ii) a) One (1) major opening from a habitable room shall front the adjacent PAW to provide unobstructed surveillance.
- b) A portion of the boundary fence abutting the PAW shall be visually permable (above 1.2 metres) to ensure the major opening surveying the PAW is not obstructed by a solid boundary fence.





DETAILED AREA PLAN
LOT 691 MOSSFIEL RETREAT
LANDSDALE
KINGSWAY RIDGE

