



**PROVISIONS**

1. In order to provide visual surveillance of the pedestrian access way (PAW), dwellings must incorporate at least one of the following measures:

- a) one habitable room on an upper floor contains a window facing the adjoining PAW (this includes ancillary accommodation in the form of studios above garages); or
- b) one habitable room on the ground floor contains a window facing the adjoining PAW. For this option visually permeable side fencing is required in the location of the window facing the PAW and private open space is permitted to be located between the window and the PAW.

2. The entire front facade of the dwelling shall be set back a minimum of 3m and a maximum of 6m.

3. One zero side setback is permitted on the side depicted.

4. Garages must be setback a minimum of 0.5m behind the front alignment of the dwelling.

For all other matters the provisions of the R-Codes and the agreed Capricorn Village Local Structure No.44 shall apply.

**LEGEND**

- Permitted building envelope (R20 front access)
- Retaining wall
- Stair well
- PAW Pedestrian Access Way
- Service easement
- Street light pole
- No vehicular access

*[Signature]*  
MANAGER PLANNING IMPLEMENTATION

12/11/10  
DATE



permitted zero side setback  
outdoor living areas located on side adjacent to PAW  
front setback 3m min, 6m max