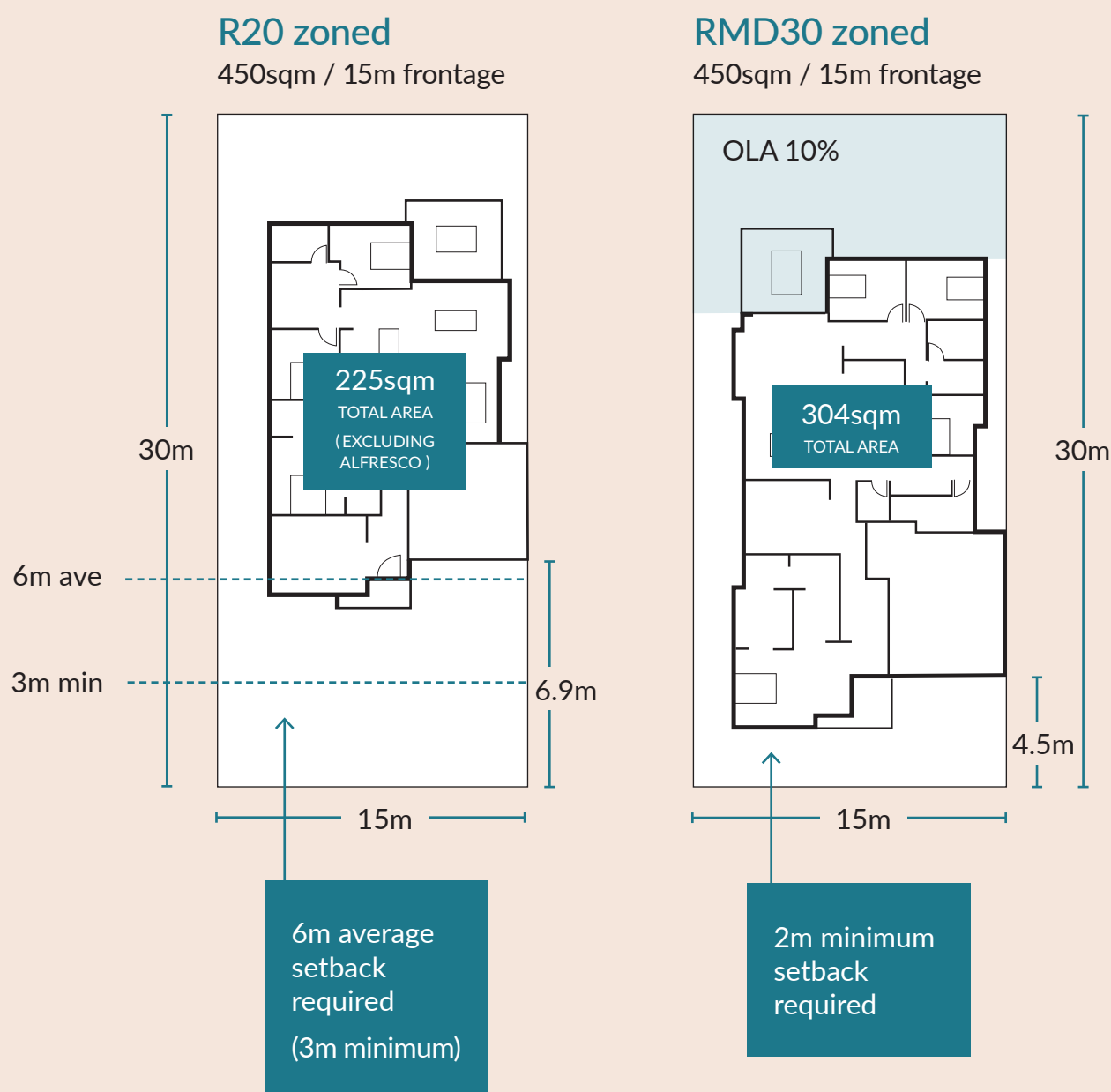


# With our RMD 30 Zoning: you can build a bigger house.

The key advantage of RMD30 over R20 zoning is the increased site coverage and front setback flexibility that it allows. For instance, in an R20 zone with a 450sqm lot, you can build a single-story home covering 225sqm - 50% of your lot. In contrast, at Lake Treeby, a RMD30 zoned estate allows for a single-story home covering approximately 300sqm\* - in this example, over 66% of your lot.

\* Provided it achieves the Outdoor Living Area (OLA) of 10% of the lot size, garage setbacks, front setbacks and side / rear setbacks.



## A detailed comparison.

	R-MD 30 Lake Treeby	R20 Estate
<b>Street Setbacks</b>	<ul style="list-style-type: none"> <li>2m minimum</li> </ul>	<ul style="list-style-type: none"> <li>6m average</li> <li>Minimum 3m</li> </ul>
<b>Lot boundary setbacks (behind the street setback)</b>	<p><b>Side / rear setbacks</b></p> <ul style="list-style-type: none"> <li>1m-1.2m subject to major opening on wall.</li> </ul> <p><b>Boundary walls</b></p> <ul style="list-style-type: none"> <li>To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less</li> </ul>	<p><b>Side / rear setbacks</b></p> <ul style="list-style-type: none"> <li>1m-1.5m subject to major openings and wall length</li> </ul> <p><b>Boundary walls</b></p> <ul style="list-style-type: none"> <li>Walls not greater than 3.5m for 2/3 the length of the boundary or 9m (whichever is greater), to two boundaries.</li> </ul>
<b>Open Space</b>	N/A	50%
<b>Outdoor Living Area</b>	<ul style="list-style-type: none"> <li>An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup></li> <li>70% uncovered</li> <li>minimum 3m length or width dimension</li> </ul>	<ul style="list-style-type: none"> <li>30sqm</li> <li>2/3 uncovered</li> <li>Minimum 4m dimension</li> </ul>
<b>Garage Setback</b>	<ul style="list-style-type: none"> <li>4.5m primary street or 4m where footpath located 0.5m or more from boundary.</li> </ul>	<ul style="list-style-type: none"> <li>4.5m or reduced where setback 0.5m or more behind the building alignment.</li> </ul>
<b>Garage width</b>	<ul style="list-style-type: none"> <li>Lots 10.5m - 12m in width, double garages permitted to 6m (single storey).</li> </ul>	<ul style="list-style-type: none"> <li>50% garage width.</li> <li>10m lot width for two storey.</li> <li>12 lot width for single storey.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>1 bay for two-bedroom dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>2 bays</li> </ul>
<b>Overshadowing</b>	<ul style="list-style-type: none"> <li>No max overshadowing for single storey less than 3.5m.</li> <li>For wall height greater than 3.5m, shadow over the rear half of the lot does not exceed 35%.</li> </ul>	<ul style="list-style-type: none"> <li>25% of the adjoining site area.</li> </ul>
<b>Visual Privacy</b>	<ul style="list-style-type: none"> <li>Bedrooms – 3m</li> <li>Living areas – 4.5m</li> <li>Balconies – 6m</li> </ul>	<ul style="list-style-type: none"> <li>Bedrooms – 4.5m</li> <li>Living areas – 6m</li> <li>Balconies – 7.5m</li> </ul>

Note: The above provides a high level guide only and does not cover all applicable R-Code/ Local Planning Policy requirements. The above is subject to change and landowners should consult with a building designer or architect to ensure all current requirements have been satisfied when designing a home.