








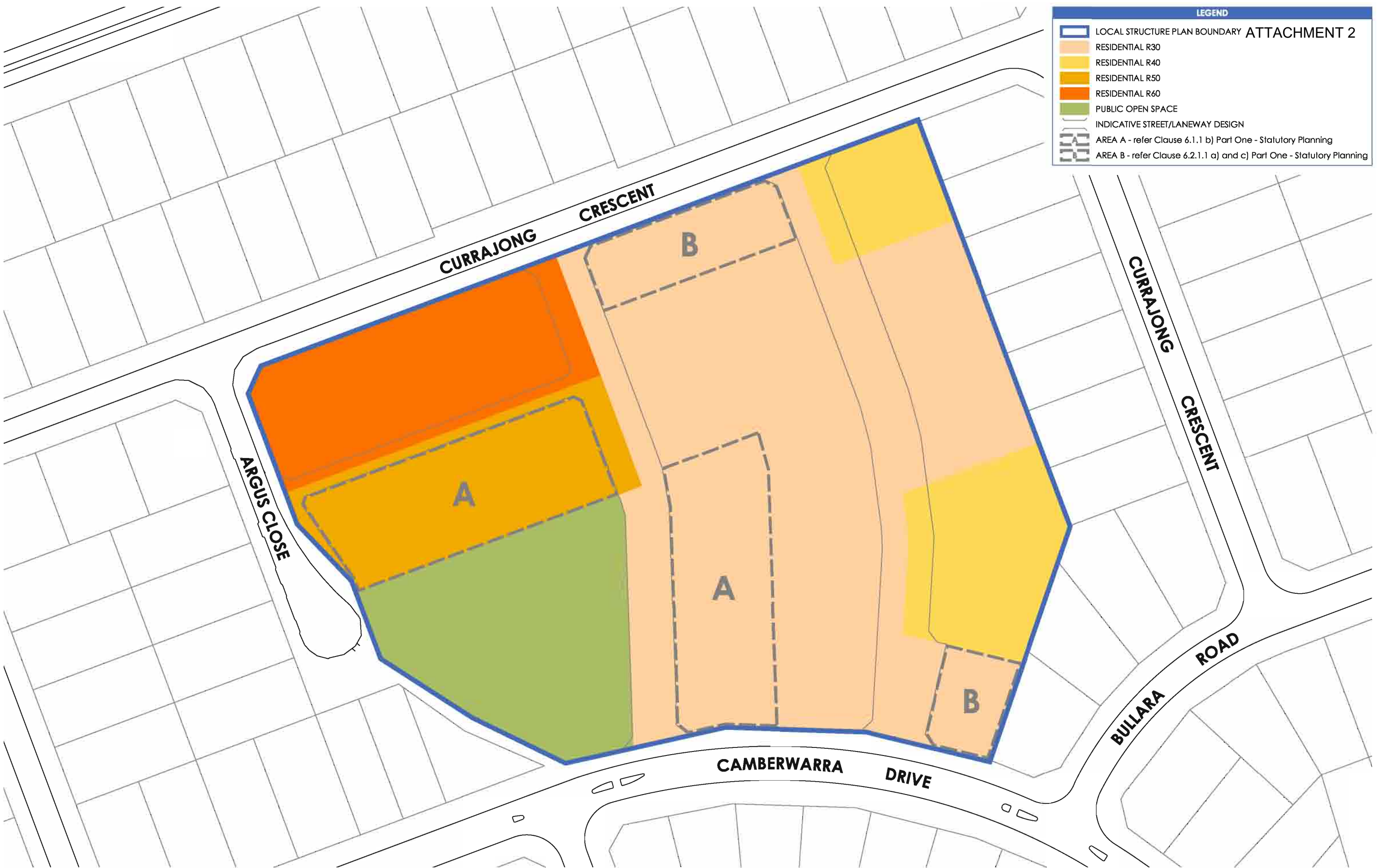




**LEGEND**

-  LOCAL STRUCTURE PLAN BOUNDARY
-  RESIDENTIAL R30
-  RESIDENTIAL R40
-  RESIDENTIAL R50
-  RESIDENTIAL R60
-  PUBLIC OPEN SPACE
-  INDICATIVE STREET/LANEWAY DESIGN
-  AREA A - refer Clause 6.1.1 b) Part One - Statutory Planning
-  AREA B - refer Clause 6.2.1.1 a) and c) Part One - Statutory Planning



# Local Planning Scheme No.3 Amendment No.

## LEGEND

 Boundary of Amendment

 Residential Density Code Boundary

## LOCAL SCHEME RESERVES

 Public Open Space

 Local District Distributor

 Local Road

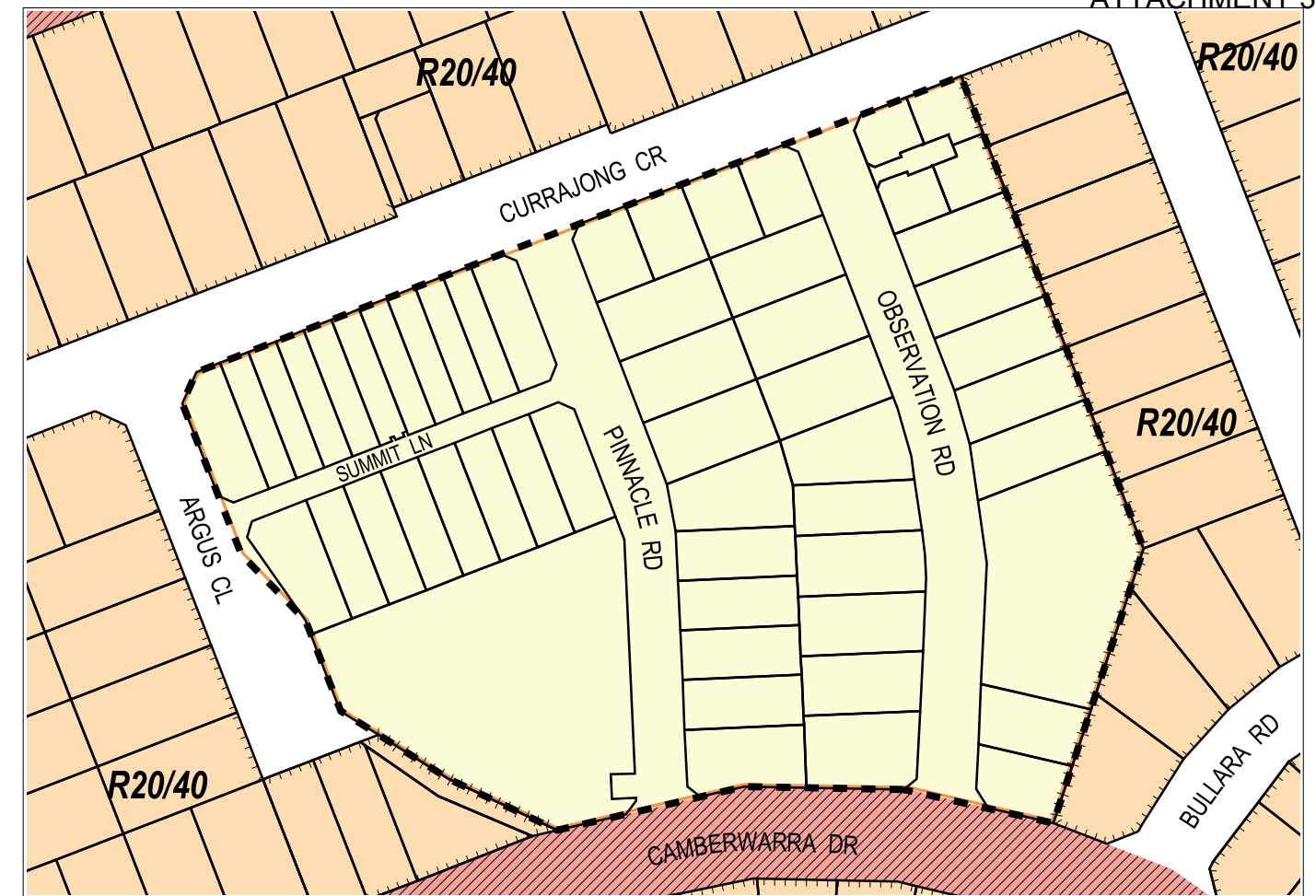
## ZONES

 Residential

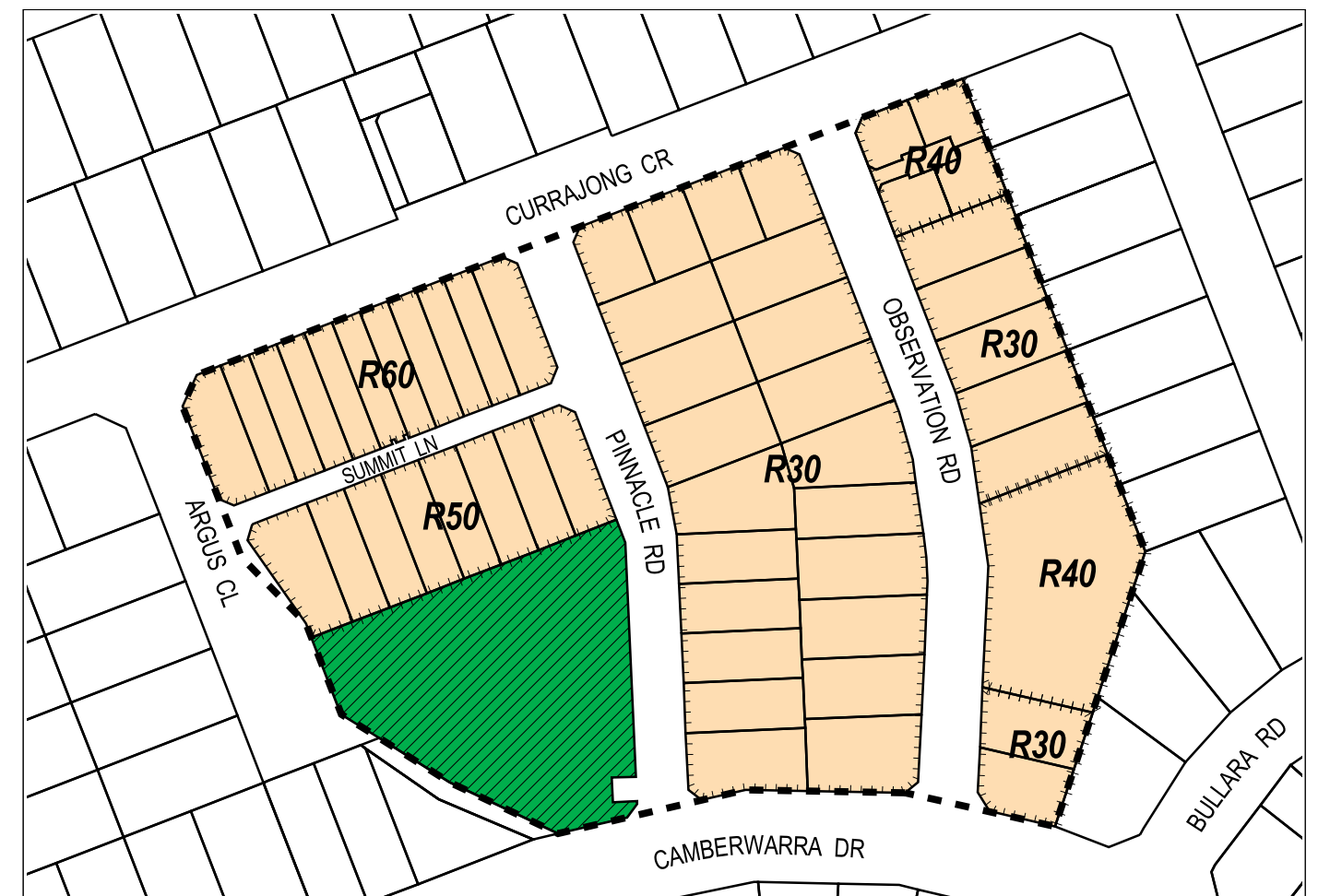
 Urban Development

SCALE 1: 1750 @A3

30 0 30 60 Meters



EXISTING ZONING



SCHEME AMENDMENT

**Comparison of Development Provisions  
Camberwarra Local Structure Plan and R-Codes/RDLPP**

ATTACHMENT 4

*Residential R30 and R40*

Twenty-nine (29) single house lots within the subdivision have a density code of R30. There are also an additional two areas within this density that are known as 'Area A' and 'Area B' which have separate front building setback provisions. Two lots are coded R40 and consist of a four unit grouped dwelling development and a seven unit grouped dwelling development. The lots in either density do not directly adjoin public open space. All lots have been developed aside from one R30 lot which has recently obtained development and building approval for a new dwelling. The following table outlines the R30/R40 structure plan provisions and the current equivalent Residential Design Codes (R-Codes) or *Residential Development Local Planning Policy* (RDLPP) provisions:

| <b>Development Requirement</b> | <b>Structure Plan requirement</b>   | <b>R-Codes/RDLPP requirement</b>   | <b>Comment</b>   |
|--------------------------------|---|--|--|
| Front setbacks                 | <p>3.0m minimum<br/>5.0m maximum<br/>No average</p> <p>Lots in Area B:<br/>2.0m minimum<br/>4.0m maximum</p> <p>Primary façade to open space = 3.0m setback</p> <p>Garages and carports:<br/>4.5m from primary street or<br/>0.5m behind dwelling frontage</p> <p>Garages and carports in Area B:<br/>3.5m from primary street</p>                                    | <p>2.0m minimum setback<br/>4.0m average setback</p> <p>Garages set back 4.5m from the primary street and 0.5m behind dwelling alignment.</p> <p>3.0m set back where garages allow parking parallel to the street.</p> | <p>Dwellings constructed and/or approved for construction.</p>   |
| Side setbacks                  | <p>Boundary walls to north/south orientated lots to western boundary</p> <p>Boundary walls to east/west orientated lots to the southern boundary (excluding street and POS boundaries)</p> <p>Maximum height 3.5m<br/>Average height 3.0m<br/>2/3 length of boundary behind street setback</p> <p>2.0m side setback to a side boundary abutting Public Open Space</p> | <p>Walls may be built up to a lot boundary behind the street setback.</p> <p>Maximum wall height 3.5m<br/>Average height of 3.0m<br/>2/3 length of boundary behind street setback</p>                                  | <p>Dwellings constructed and/or approved for construction.</p> <p>Any further applications for boundary walls would be assessed against the Local Housing Objectives or Deemed to Comply criteria.</p> <p>Minimal risk in removing nominated boundary given substantial development of estate.</p> |

**Comparison of Development Provisions  
Camberwarra Local Structure Plan and R-Codes/RDLPP**

| Development Requirement | Structure Plan requirement  | R-Codes/RDLPP requirement   | Comment         |
|-------------------------|---|---|-----------------|
| Building Height         | <p>Maximum height of two storeys, loft areas wholly contained within the roof space.</p> <p>Maximum height as measured from NGL:<br/>Maximum wall height (pitched roof): 7.0m<br/>Maximum total height to roof ridge: 10.0m<br/>Maximum wall and total height (parapet with concealed roof): 8.0m</p> | <p>Maximum wall height: 7.0m</p> <p>Maximum total building height (gable/skillion/concealed): 8.0m</p> <p>Maximum roof height (hipped and pitched): 10.0m</p> | Same provision. |

*Residential R50 and R60*

The R50 coded lots directly adjoin Pinnacle Park and are provided with vehicle access from a rear laneway. The dwellings are orientated to have their primary facades toward the public open space. One vacant R50 lot remains, however has a recently approved building permit for a new dwelling. Construction has not yet commenced.

The R60 coded lots are located along Currajong Crescent and provide laneway access for vehicles. These lots are subject to the provisions of the *Currajong Local Development Plan* (LDP) in addition to the structure plan, R-Codes and RDLPP. The dwellings to these lots have been constructed. The following table outlines the structure plan provisions and the current equivalent LDP, R-Codes or RDLPP provisions:

| Development Requirement | Structure Plan requirement   | LDP/R-Codes/RDLPP requirement  | Comment   |
|-------------------------|--|--|---|
| Front setbacks          | <p>3.0m minimum<br/>5.0m maximum<br/>No average</p> <p>Primary façade to open space = 3.0m setback</p> <p>Garages and carports 4.5m from primary street or 0.5m behind dwelling frontage</p>             | <p><u>R50:</u><br/>1.0m minimum<br/>2.0m average</p> <p><u>R60 LDP:</u><br/>2.0m minimum</p> <p>Garages set back 4.5m from the primary street and 0.5m behind dwelling alignment.</p> <p>3.0m set back where garages allow parking parallel to the street.</p> | Dwellings constructed and/or approved for construction.   |
| Side setbacks           | <p>Boundary walls to north/south orientated lots to western boundary</p> <p>Boundary walls to east/west orientated lots to the southern boundary (excluding street and public open space boundaries)</p> | <p>Walls may be built up to a lot boundary behind the street setback.</p> <p>Maximum wall height: 3.5m<br/>Average height: 3.0m<br/>2/3 length of boundary behind street setback</p>   | <p>Dwellings constructed and/or approved for construction.</p> <p>RDLPP more onerous for R50 lots and only allow for one boundary wall.</p> |

**Comparison of Development Provisions  
Camberwarra Local Structure Plan and R-Codes/RDLPP**

| <b>Development Requirement</b> | <b>Structure Plan requirement</b>   | <b>LDP/R-Codes/RDLPP requirement</b>   | <b>Comment</b>   |
|--------------------------------|---|--|--|
|                                | <p>Laneway lots abutting public open space, boundary walls permitted to both side boundaries.</p> <p>Maximum height: 3.5m<br/>Average height: 3.0m.<br/>2/3 length of boundary behind street setback</p> <p>2.0m side setback to a side boundary abutting public open space.</p>        | <p><u>R60 LDP:</u><br/>Nil side setbacks permitted.<br/>No maximum length<br/>Maximum height 3.5m</p>  | <p>No side boundaries adjacent to public open space.</p>       |
| Laneway setbacks               | <p>1.5m setback to ground floor of dwelling (inclusive of garages and carports)</p> <p>Store not within 1.5m of vehicle access point, 0.5m setback permitted.</p> <p>Nil setback to dwelling upper floor balcony on a laneway boundary.</p>   | <p>Nil setback to a laneway with 6.0m maneuvering space immediately in front of opening.</p> <p><u>R60 LDP:</u><br/>Garages and carports located as designated.<br/>Setback 4.0m from laneway.</p> | <p>Dwellings constructed and/or approved for construction.</p> |
| Building Height                | <p>Multiple dwellings – N/A</p> <p>Maximum building height of two storeys<br/>Maximum height as measured from NGL:<br/>Maximum wall height (pitched roof): 7.0m<br/>Maximum total height to roof ridge: 10.0m<br/>Maximum wall and total height (parapet with concealed roof): 8.0m</p> | <p>Maximum wall height: 7.0m</p> <p>Maximum total building height (gable/skillion/concealed): 8.0m</p> <p>Maximum roof height (hipped and pitched): 10.0m</p>                                      | <p>Same provision.</p>   |

An additional provision of the LDP requires that fencing be a maximum height of 900mm above natural ground level. This provision will continue to apply.