

Zone Development Policy Residential

SUMMARY TABLE A

SINGLE/GROUPED DWELLING DEVELOPMENT

KEY

Zone Development Policy -Residential
Variation to the R-Codes

| | | |
|--|---------|---|
| | DELETED | R-Code provision deleted and do not apply |
| | Yes | ZDP varies the R-Codes |
| | No | R-Codes are not modified and apply |

| R-CODE ELEMENT | | R-CODE CLAUSE VARIATION THEME | URBAN ZONE - SINGLE AND GROUPED DWELLINGS | | | SUBURBAN ZONE- SINGLE, GROUPED AND MULTIPLE DWELLINGS |
|-------------------------------------|---|---|--|--|-----------|--|
| | | | VARIATION | DEVELOPMENT REQUIREMENTS | VARIATION | DEVELOPMENT REQUIREMENTS |
| 6.1 HOUSING DENSITY REQUIREMENTS | | | | | | |
| 6.1.1 | Site area requirements | Minimum site area per dwelling | Yes | Minimum site area: 160m ² Maximum average site area: 350m ² | Yes | Minimum site area: 200m ² Maximum average site area: 575m ² |
| 6.1.2 | Additional site area requirements/ concessions | Corner truncations/battleaxe blocks | No | Refer to ZDP - minor text edits | No | Refer to ZDP - minor text edits |
| 6.1.3 | Variation to the minimum site area requirements | | DELETED | R-Code provision does not apply | DELETED | R-Code provision does not apply |
| 6.2 STREETScape REQUIREMENTS | | | | | | |
| 6.2.1 | Setbacks of buildings generally | Primary street setback | Yes | Minimum setback 2m (max 4m) with no averaging permitted | Yes | Minimum setback 3m, (max 5 with no averaging permitted |
| | | Secondary street setback | Yes | Minimum setback 1m (no max) with no averaging permitted | Yes | Minimum setback 1m (no max) with no averaging permitted |
| | | Laneway setback | Yes | Minimum setback 1.5m | Yes | Minimum setback 1.5m |
| 6.2.2 | Minor incursions into street setback area | Setback variation for projection of a porch, balcony verandah, chimney or eave. | Yes | Minimum 1m street setback | Yes | Minimum street setback 2m |
| 6.2.3 | Setback of garages or carports | Garage setback generally | Yes | Garage is to be 0.5m behind the dwelling alignment | Yes | Garage is to be 0.5m behind the dwelling alignment |
| | | Garage setback to rear loaded lots | Yes | Minimum 0m and maximum 1.5m to laneway | Yes | Minimum 0m and maximum 1.5m to laneway |
| 6.2.4 | Surveillance of the street | None | No | As per R-Codes | No | As per R-Codes |
| 6.2.5 | Street walls and fences | Wall and fence height to primary and secondary streets | Yes | Maximum 1.5m high and visually permeable above 1m Pier supports can be maximum of 1.6m high | Yes | Maximum 1.5m high and visually permeable above 1m Pier supports can be maximum of 1.6m high |
| 6.2.6 | Sightlines at vehicle access points and street corners | None | No | As per R-Codes | No | As per R-Codes |
| 6.2.7 | Building design | None | Yes | Dwellings on corner lots to address both street frontages by continuing design features a minimum of 3m behind the dwelling alignment along the secondary street | Yes | Dwellings on corner lots to address both street frontages by continuing design features a minimum of 3m behind the dwelling alignment along the secondary street |
| 6.2.8 | Garage doors | None | No | As per R-Codes | No | As per R-Codes |
| 6.2.9 | Appearance of retained dwelling | None | No | As per R-Codes | No | As per R-Codes |
| 6.3 BOUNDARY SETBACK REQUIREMENTS | | | | | | |
| 6.3.1 | Buildings setback from the boundary | None | No | As per R-Codes | No | As per R-Codes |
| 6.3.2 | Buildings on boundary | Buildings built up to the boundary other than street boundaries | Yes | Maximum wall height of 3.5m | Yes | Maximum wall height of 3.5m |
| | | URBAN - lot width 6.25m to 9m SUBURBAN - lot width 6.25m to 9m | Yes | Nil setback permitted to both sides up to two thirds the length of the boundary | Yes | Nil setback permitted to both sides up to two thirds the length of the boundary |
| | | URBAN - lot width greater than 9m SUBURBAN - lot width 9m to 17m | Yes | Nil setback permitted to one side up to two thirds the length of the boundary | Yes | Nil setback permitted to one side up to two thirds the length of the boundary |
| | | SUBURBAN - lot width greater than 17m | N/A | Not applicable | Yes | Nil setback permitted to one side to a maximum length of 9m |
| 6.3.3 | Setback of retaining walls | None | No | As per R-Codes | No | As per R-Codes |
| 6.4 OPEN SPACE REQUIREMENTS | | | | | | |
| 6.4.1 | Open space provision | | DELETED | R-Code provision does not apply | DELETED | R-Code provision does not apply |
| 6.4.2 | Outdoor living areas | URBAN - lot width 6.25m to 9m SUBURBAN - lot width 6.25m to 9m | Yes | Minimum areas per dwelling of 16m ² with a minimum dimension of 4m | Yes | Minimum areas per dwelling of 16m ² with a minimum dimension of 4m |
| | | URBAN - lot width greater than 9m SUBURBAN - lot width 9m to 17m | Yes | Minimum areas per dwelling of 16m ² with a minimum dimension of 4m | Yes | Minimum areas per dwelling of 24m ² with a minimum dimension of 4m |
| | | SUBURBAN - lot width greater than 17m | N/A | Not applicable | Yes | Minimum areas per dwelling of 30m ² with a minimum dimension of 4m |
| | | Ancillary dwelling | Yes | Minimum areas per dwelling of 10m ² with a minimum dimension of 2m | Yes | Minimum areas per dwelling of 10m ² with a minimum dimension of 2m |
| | | Group dwelling | Yes | Minimum areas per dwelling of 16m ² with a minimum dimension of 4m | Yes | Minimum areas per dwelling of 16m ² with a minimum dimension of 4m |
| | | Multiple dwelling | N/A | Not applicable | Yes | Minimum areas per dwelling of 10m ² with a minimum dimension of 2m |
| | | Criteria for location of outdoor living areas | Yes | Permissible with the front setback area to take advantage of northern aspect, must be accessible from a habitable room and at least two thirds of the area to be without permanent roof cover. | Yes | Permissible with the front setback area to take advantage of northern aspect, must be accessible from a habitable room and at least two thirds of the area to be without permanent roof cover. |
| 6.4.3 | Balconies for multiple dwellings | | DELETED | R-Code provision does not apply | No | As per R-Codes |
| 6.4.4 | Communal Open Space | None | No | As per R-Codes | No | As per R-Codes |
| 6.4.5 | Landscaping requirements | None | No | As per R-Codes | No | As per R-Codes |
| 6.5 ACCESS AND PARKING REQUIREMENTS | | | | | | |
| 6.5.1 | On-site parking provision | None | No | As per R-Codes | No | As per R-Codes |
| 6.5.2 | Off-site parking provision | None | No | As per R-Codes | No | As per R-Codes |
| 6.5.3 | Design of parking spaces | None | No | As per R-Codes | No | As per R-Codes |
| 6.5.4 | Vehicular access | Access to on-site parking from a laneway | Yes | Access to on-site parking to be provided by a laneway where possible | Yes | Access to on-site parking to be provided by a laneway where possible |
| 6.5.5 | Pedestrian access | None | No | As per R-Codes | No | As per R-Codes |

NOTE: This is a summary table for information only. Please refer to
the Zone Development Policy- Residential for full details

(see over)



Zone Development Policy Residential
SUMMARY TABLE A
SINGLE/GROUPED DWELLING DEVELOPMENT

KEY

Zone Development Policy -Residential

Variation to the R-Codes

DELETED

R-Code provision deleted and do not apply

Yes

ZDP varies the R-Codes

No

R-Codes are not modified and apply

| R-CODE ELEMENT | | R-CODE CLAUSE VARIATION THEME | URBAN ZONE - SINGLE AND GROUPED DWELLINGS | | | SUBURBAN ZONE- SINGLE, GROUPED AND MULTIPLE DWELLINGS |
|--|--------------------------------------|--|---|--|-----------|--|
| | | | VARIATION | DEVELOPMENT REQUIREMENTS | VARIATION | DEVELOPMENT REQUIREMENTS |
| 6.6 SITE WORKS REQUIREMENTS | | | | | | |
| 6.6.1 | Excavation of fill | None | No | As per R-Codes | No | As per R-Codes |
| 6.7 BUILDING HEIGHT REQUIREMENTS | | | | | | |
| 6.7.1 | Building height | Building Height | Yes | Maximum 12m to plate height with removed reference to Table 3 of R-Codes Maximum roof pitch of 35° | Yes | Maximum 7.5m to plate height with removed reference to Table 3 of R-Codes Maximum roof pitch of 35° |
| 6.8 PRIVACY REQUIREMENTS | | | | | | |
| 6.8.1 | Visual privacy | None | No | As per R-Codes | No | As per R-Codes |
| 6.9 DESIGN FOR CLIMATE REQUIREMENTS | | | | | | |
| 6.9.1 | Solar access for adjoining sites | Permissible overshadowing | Yes | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area | Yes | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area |
| 6.9.2 | Stormwater disposal | None | No | As per R-Codes | No | As per R-Codes |
| 6.10 INCIDENTAL DEVELOPMENT REQUIREMENTS | | | | | | |
| 6.10.1 | Outbuildings | None | No | As per R-Codes | No | As per R-Codes |
| 6.10.2 | External fixtures | None | No | As per R-Codes | No | As per R-Codes |
| 6.10.3 | Essential facilities | None | No | As per R-Codes | No | As per R-Codes |
| 6.11 SPECIAL PURPOSE DWELLING REQUIREMENTS | | | | | | |
| 6.11.1 | Ancillary Accommodation | Remove restriction for ancillary accommodation to be for a family member | Yes | Acceptable development must address requirements of outdoor living requirements. One additional car space to be provided. Max floor area of 80m ² | Yes | Acceptable development must address requirements of outdoor living requirements. One additional car space to be provided. Max floor area of 80m ² |
| 6.11.2 | Aged or dependent person’s dwellings | | DELETED | R-Code provision does not apply | DELETED | R-Code provision does not apply |
| 6.11.3 | Single bedroom dwellings | | DELETED | R-Code provision does not apply | DELETED | R-Code provision does not apply |

NOTE: This is a summary table for information only. Please refer to the Zone Development Policy - Residential for full details



Zone Development Policy Residential
SUMMARY TABLE B
MULTIPLE DWELLINGS/MIXED USE DEVELOPMENT

KEY
Zone Development Policy -Residential
Variation to the R-Codes

| | | |
|--|---------|---|
| | DELETED | R-Code provision deleted and do not apply |
| | Yes | ZDP varies the R-Codes |
| | No | R-Codes are not modified and apply |

| R-CODE ELEMENT | | R-CODE CLAUSE VARIATION THEME | URBAN ZONE - MULTIPLE DWELLING AND MIXED USE | | | SUBURBAN ZONE - MIXED USE |
|------------------------------|---|--------------------------------|--|--|-----------|--|
| | | | VARIATION | DEVELOPMENT REQUIREMENTS | VARIATION | DEVELOPMENT REQUIREMENTS |
| 7.1 CONTEXT | | | | | | |
| 7.1.1 | Building size | | DELETED | R-Code provision does not apply | DELETED | R-Code provision does not apply |
| 7.1.2 | Building height | Building height | Yes | “Maximum 12m to plate height with removed reference to Table 3 of R-Codes. Maximum roof pitch of 35° | Yes | Maximum 7.5m to plate height with removed reference to Table 3 of R-codes. Maximum roof pitch of 35° |
| 7.1.3 | Street setback | Multiple dwellings | Yes | Primary street - 2m: Secondary street - 1m | Yes | N/A |
| | | Mixed use | | Primary and Secondary street Min: nil Max: 8m | | Primary and Secondary street Min: nil Max: 8m |
| 7.1.4 | Side and rear boundary setback | Side setbacks | Yes | Maximum wall height 3.5m Nil setback permitted to one side up to two thirds the length of the boundary | Yes | Maximum wall height 3.5m Nil setback permitted to one side up to two thirds the length of the boundary |
| 7.1.5 | Open space | Open space | Yes | Minimum 45% open space | Yes | Minimum 45% open space |
| 7.1.6 | Site area requirements | Minimum site area per dwelling | ADDITION | Minimum site area 160m ² Maximum average site area 350m ² | ADDITION | Minimum site area 200m ² Maximum average site area 575m ² |
| 7.2 STREETScape | | | | | | |
| 7.2.1 | Surveillance of the street | None | No | As per R-Codes | No | As per R-Codes |
| 7.2.2 | Street walls and fences | Wall and fence height | Yes | Residential ground floor - Maximum 1.5m high and visually permeable above 1m Non-residential ground floor - maximum 1m high | Yes | Residential ground floor - Maximum 1.5m high and 5visually permeable above 1m Non-residential ground floor - maximum 1m high |
| 7.2.3 | Building appearance | Building design and appearance | Yes | Location and placement of doorways, fenestration and balconies Non residential: frontage, fenestration and awnings | Yes | Location and placement of doorways, fenestration and balconies Non residential: frontage, fenestration and awnings |
| 7.3 SITE PLANNING AND DESIGN | | | | | | |
| 7.3.1 | Outdoor living areas | None | No | As per R-Codes | No | As per R-Codes |
| 7.3.2 | Landscaping | Landscaping of open spaces | Yes | Includes requirements landscaping,lighting and pedestrian paths | Yes | Includes requirements for bin storage areas, clothes drying, landscaping,lighting and pedestrian paths |
| 7.3.3 | On-site parking provision | Parking provision | Yes | R-Code car parking and bicycle parking rates apply; an additional requirement for bicycle parking to non residential uses | Yes | R-Code car parking and bicycle parking rates apply; an additional requirement for bicycle parking to non residential uses |
| 7.3.4 | Design of parking spaces | Parking spaces | Yes | As per R-Codes except reference to no parking spaces (except visitors bays) within front setback | Yes | As per R-Codes except reference to no parking spaces (except visitors bays) within front setback |
| 7.3.5 | Vehicular access | None | Yes | As per R-Codes | Yes | As per R-Codes |
| 7.3.6 | Sight lines at vehicle access points and street corners | None | No | As per R-Codes | No | As per R-Codes |
| 7.3.7 | Site works | None | No | As per R-Codes | No | As per R-Codes |
| 7.4 BUILDING DESIGN | | | | | | |
| 7.4.1 | Visual privacy | None | No | As per R-Codes | No | As per R-Codes |
| 7.4.2 | Solar access for adjoining sites | Permissible overshadowing | Yes | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area | Yes | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area |
| 7.4.3 | Dwelling size | Dwelling size | Yes | Units not smaller than 40m ² | Yes | Units not smaller than 40m ² |
| 7.4.4 | Outbuildings | None | No | As per R-Codes | No | As per R-Codes |
| 7.4.5 | External fixtures | None | No | As per R-Codes | No | As per R-Codes |
| 7.4.6 | Stormwater disposal | None | No | As per R-Codes | No | As per R-Codes |
| 7.4.7 | Essential facilities | None | No | As per R-Codes | No | As per R-Codes |

NOTE: This is a summary table for information only. Please refer to the Zone Development Policy - Residential for full details



Zone Development Policy Residential
SUMMARY TABLE C
NON RESIDENTIAL DEVELOPMENT

| R-CODE ELEMENT | | DESIGN ELEMENT THEME | URBAN ZONE -Non residential development | SUBURBAN ZONE - Non residential development |
|------------------------------|---|--|--|--|
| | | | DEVELOPMENT REQUIREMENTS | DEVELOPMENT REQUIREMENTS |
| 8.1 CONTEXT | | | | |
| 8.1.1 | Building height | Building height | Maximum 12m to plate height; roof pitch not to exceed 35° | Maximum 7.5m to plate height, roof pitch not to exceed 35° |
| 8.1.2 | Street setback | Street setback | Primary & secondary street – Min: nil & Max: 5m | Primary & secondary street – Min: nil & Max: 5m |
| 8.1.3 | Side and rear boundary setback | Side setbacks and buildings built up to the boundary | Setbacks in accordance with Table 2a & 2b Maximum wall height 3.5m Nil setback permitted to one side up to two thirds the length of the boundary | Setbacks in accordance with Table 2a & 2b Maximum wall height 3.5m Nil setback permitted to one side up to two thirds the length of the boundary |
| 8.2 STREETScape | | | | |
| 8.2.1 | Surveillance of the street | Building design to provide for surveillance | Clearly defined and visible entry point to the street Windows and balconies that face the street | Clearly defined and visible entry point to the street Windows and balconies that face the street |
| 8.2.2 | Street walls and fences | Wall and fence height within street setback | Maximum 1m high | Maximum 1m high |
| 8.2.3 | Building appearance | Building design and appearance | Location and placement of doorways, fenestration, awnings and balconies | Location and placement of doorways, fenestration, awnings and balconies |
| 8.3 SITE PLANNING AND DESIGN | | | | |
| 8.3.1 | Landscaping | Landscaping of open spaces | Includes requirements for landscaping, lightings and pedestrian paths | Includes requirements for landscaping, lightings and pedestrian paths |
| 8.3.2 | On-site parking provision | Parking provision | Vehicle parking in accordance with WUWR Scheme 2007. Minimum of 1 bicycle parking space to each 10 workers | Vehicle parking in accordance with WUWR Scheme 2007. Minimum of 1 bicycle parking space to each 10 workers. |
| 8.3.3 | Design of parking spaces | Parking spaces | Parking spaces designed in accordance with AS2890.1 Located close to point of entry. No spaces, except visitors' spaces in front setback | Parking spaces designed in accordance with AS2890.1 Located close to point of entry. No spaces, except visitors' spaces in front setback |
| 8.3.4 | Vehicular access | Vehicle access | Vehicle access limited to one opening per 20m of street frontage. Driveways designed for two-way access where the distance to the car park exceeds 15m or where the street it connects to is designated a primary distributor, district distributor or integrated arterial road. | Vehicle access limited to one opening per 20m of street frontage. Driveways designed for two-way access where the distance to the car park exceeds 15m or where the street it connects to is designated a primary distributor, district distributor or integrated arterial road. |
| 8.3.5 | Sight lines at vehicle access points and street corners | Sight lines | Structures and vegetation are not to exceed 0.75m within 1.5m of vehicle access points | Structures and vegetation are not to exceed 0.75m within 1.5m of vehicle access points |
| 8.3.6 | Site works | Excavation and filling | Includes requirements for excavation and filling on the site and the construction of retaining walls | Includes requirements for excavation and filling on the site and the construction of retaining walls |
| 8.4 BUILDING DESIGN | | | | |
| 8.4.1 | Visual privacy | Overlooking of adjoining properties | Includes setback requirements for major openings which have a floor level more than 0.5m above natural ground or the provision of permanent vertical screening | Includes setback requirements for major openings which have a floor level more than 0.5m above natural ground or the provision of permanent vertical screening |
| 8.4.2 | Solar access for adjoining sites | Permissible overshadowing | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area | <ul style="list-style-type: none">On adjoining Urban zoned properties – not to exceed 50% of the site areaOn adjoining Suburban zoned properties less than 350m² – not to exceed 50% of the site areaOn adjoining Suburban zoned properties greater than 350m² – not to exceed 30% of the site areaOn adjoining Activity Centre zoned properties – not to exceed 70% of the site area |
| 8.4.3 | External fixtures | External fixtures | Solar collectors permitted as of right. Other fixtures limited to standard television aerial, necessary plumbing vents and rainwater downpipes. Any additional fixtures are not visible from the primary or secondary street | Solar collectors permitted as of right. Other fixtures limited to standard television aerial, necessary plumbing vents and rainwater downpipes. Any additional fixtures are not visible from the primary or secondary street |
| 8.4.4 | Stormwater disposal | Stormwater management | All stormwater should be retained on site where possible and shall be directed to garden areas, sumps or rainwater tankss | All stormwater should be retained on site where possible and shall be directed to garden areas, sumps or rainwater tanks |
| 8.4.5 | Essential facilities | Rubbish bin storage area | Not located within 5m of a property boundary; purpose built bin pad; accessible for collection; screened from public view | Not located within 5m of a property boundary; purpose built bin pad; accessible for collection; screened from public view |

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