

## **F5.0 Huntingfield Housing Land Supply Order Specific Area Plan**

### **F5.1 Purpose of Specific Area Plan**

F5.1.1 The purpose of this specific area plan is to provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2019.

### **F5.2 Application of Specific Area Plan**

F5.2.1 The specific area plan applies to the area of land designated as the Huntingfield Housing Land Supply Order Specific Area Plan as shown on the Planning Scheme maps.

F5.2.2 Clauses F5.4, F5.5 and F5.8 apply to development within the General Residential Zone.

F5.2.3 Clauses F5.6, F5.7 and F5.9 apply to development within the Inner Residential Zone.

### **F5.3 Interpretation**

F5.3.1 Despite any other provision of this planning scheme, a word that is used in the provisions of the Kingborough Interim Planning Scheme 2015, or of clause 8.0 (General Residential Zone) or clause 9.0 (Inner Residential Zone) of the SPPs, as those provisions are applied by the Housing Land Supply (Huntingfield) Order 2019, has, unless the contrary intention appears, the meaning that it has in Table F5.3.1.

## F5.4 Development Standards for Dwellings – General Residential Zone

### F5.4.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings:	
<ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing; and</li> <li>(b) optimises the use of infrastructure and community services.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 325m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties in the area; or</li> <li>(b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(i) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</li> </ul> </li> </ul>

### F5.4.2 F5.4.2 Setbacks and building envelope for all dwellings

Objective:
The siting and scale of dwellings:
<ul style="list-style-type: none"> <li>(a) provides reasonably consistent separation between dwellings and their frontage within a street;</li> </ul>

<p>(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</p> <p>(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</p> <p>(d) provides reasonable access to sunlight for existing solar energy installations.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p><b>P1</b></p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p>	<p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

<p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	
<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</li> </ul>	<p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; or</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</li> </ul> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> <li>(i) an adjoining property; or</li> <li>(ii) another dwelling on the same site.</li> </ul>

#### F5.4.3 Site coverage and private open space for all dwellings

Objective:
<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents;</p>

- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

**Acceptable Solutions**

**Performance Criteria**

**A1**

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

**P1**

Dwellings must have:

- (a) site coverage consistent with that existing on established properties in the area;
- (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:
  - (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and
  - (i) operational needs, such as clothes drying and storage; and
- (c) reasonable space for the planting of gardens and landscaping.

**A2**

A dwelling must have private open space that:

- (a) is in one location and is not less than:
  - (i) 24m<sup>2</sup>; or
  - (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (b) has a minimum horizontal dimension of not less than:
  - (i) 4m; or

**P2**

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- (a) conveniently located in relation to a living area of the dwelling; and
- (b) orientated to take advantage of sunlight.

<p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10</p>	
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F5.4.4 Sunlight to private open space of multiple dwellings

Objective:	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause F5.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure F5.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p>	<p><b>P1</b></p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause F5.4.3 of this planning scheme.</p>

<p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"><li>(i) an outbuilding with a building height not more than 2.4m; or</li><li>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</li></ul>	
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#### F5.4.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p><b>P1</b></p> <p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

#### F5.4.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p>	<p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; o</p> <p>(b) another dwelling on the same site or its private open space.</p>



<ul style="list-style-type: none"> <li>(i) (from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</li> </ul>	
<p><b>A2</b></p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of not less than 3m from a side boundary;</li> <li>(ii) is to have a setback of not less than 4m from a rear boundary;</li> <li>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level,</li> </ul>	<p><b>P2</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) a window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling.</li> </ul>

with a uniform transparency of not more than 25%.	
<p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

#### F5.4.7 Frontage fences for all dwellings

Objective:	
<p>That the height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) are reasonably consistent with that on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p>	<p><b>P1</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p>

<p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul>
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F5.4.8 Waste storage for multiple dwellings

<p>Objective:</p>	
<p>To provide for the storage of waste and recycling bins for multiple dwellings.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> <li>(i) has a setback of not less than 4.5m from a frontage;</li> <li>(ii) is not less than 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> <li>(b) screened from the frontage and dwellings; and</li> <li>(c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</li> </ul>

## F5.5 Development Standards for Non-dwellings – General Residential Zone

### F5.5.1 Non-dwelling development

Objective:	
That all non-dwelling development:	
<p>(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>	<p><b>P1</b></p> <p>A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more</p>	<p><b>P2</b></p> <p>The siting and scale of a building that is not a dwelling must:</p>

<p>than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</li> </ul>	<ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity, having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; or</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</li> </ul> </li> <li>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</li> </ul>
<p><b>A3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</li> <li>(b) a site area of which not less than 35% is free from impervious surfaces</li> </ul>	<p><b>P3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area; and</li> <li>(b) reasonable space for the planting of gardens and landscaping.</li> </ul>
<p><b>A4</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2m if the fence is solid; or</li> </ul>	<p><b>P4</b></p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> </ul>

<p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul>
<p><b>A5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> <li>(a) be visible from any road or public open space adjoining the site; or</li> <li>(b) encroach upon parking areas, driveways or landscaped areas.</li> </ul>	<p><b>P5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the type of goods, materials or waste to be stored;</li> <li>(c) the topography of the site; and</li> <li>(d) any screening proposed.</li> </ul>
<p><b>A6</b></p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p>	<p><b>P6</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of any emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of the sensitive use; and</li> <li>(d) any mitigation measures proposed.</li> </ul>

#### F5.5.2 Non-residential garages and carports

<p>Objective:</p>
<p>To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.</p>

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p><b>P1</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p><b>P2</b></p> <p>A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

## F5.6 Development Standards for Dwellings – Inner Residential Zone

### F5.6.1 Residential density for multiple dwellings

Objective:	
That the density of multiple dwellings:	
<ul style="list-style-type: none"> <li>(a) makes efficient use of land for housing; and</li> <li>(b) optimises the use of infrastructure and community services.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 200m<sup>2</sup>.</p>	<p><b>A2</b></p> <p>Multiple dwellings must only have a site area per dwelling less than 200m<sup>2</sup> if:</p> <ul style="list-style-type: none"> <li>(a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or</li> <li>(b) the development provides for a specific accommodation need with significant social or community benefit.</li> </ul>

### F5.6.2 Setbacks and building envelope for all dwellings

Objective:	
That the siting and scale of dwellings:	
<ul style="list-style-type: none"> <li>(a) provides reasonably consistent separation between dwellings and their frontage within a street;</li> <li>(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>(c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Unless within a building area on a sealed plan or located on a townhouse lot, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p>	<p><b>P1</b></p> <p>A dwelling, unless located on a townhouse lot, must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.</p>



<p>(a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, unless located on a townhouse lot, must:</p>	<p><b>P3</b></p> <p>The siting and scale of a dwelling, unless located on a townhouse lot, must:</p>

<p>(a) be contained within a building envelope (refer to Figures F5.5, and F5.6) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</li> </ul> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</li> </ul>	<p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</li> </ul> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.</p>
<p><b>A4</b></p> <p>Dwellings located on a townhouse lot must have a building height of not more than 9.5m, and:</p> <ul style="list-style-type: none"> <li>(a) be built to both side boundaries; and</li> <li>(b) walls of dwellings sited on both side boundaries must: <ul style="list-style-type: none"> <li>(i) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining property to the same or lesser length and height; or</li> <li>(ii) be constructed in accordance with any approved building envelope plan shown on a plan of subdivision.</li> </ul> </li> </ul>	<p><b>P4</b></p> <p>The siting and scale of a dwelling on a townhouse lot must:</p> <ul style="list-style-type: none"> <li>(a) maximise the solar access of its private open space and habitable rooms; and</li> <li>(b) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property; and</li> <li>(iii) overshadowing of an adjoining vacant property.</li> </ul> </li> </ul>

<p><b>A5</b></p> <p>A dwelling located on a townhouse lot must only have vehicular access from the rear of the lot.</p>	<p><b>P5</b></p> <p>A dwelling located on a townhouse lot must provide for vehicular access in a manner that meets the needs of the occupants, having regard to:</p> <ul style="list-style-type: none"> <li>(a) traffic flows on the road at the front of the townhouse lot;</li> <li>(b) topography of the townhouse lot;</li> <li>(c) the location of buildings on the townhouse lot to minimise impacts on residential amenity of adjoining properties; and</li> <li>(d) availability of on-street car parking.</li> </ul>
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**F5.6.3 Site coverage and private open space for all dwellings**

Objective:	
That dwellings are compatible with the amenity and character of the area and provide:	
<ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents;</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is conveniently located and has access to sunlight.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage (excluding eaves up to 0.6m wide) of not more than: <ul style="list-style-type: none"> <li>(i) 65%; or</li> <li>(ii) 75% if located on a townhouse lot; and</li> </ul> </li> <li>(b) for multiple dwellings, a total area of private open space of not less than: <ul style="list-style-type: none"> <li>(i) 40m<sup>2</sup>; or</li> <li>(ii) 30m<sup>2</sup> if located on a townhouse lot,</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area;</li> <li>(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</li> <li>(ii) operational needs, such as clothes drying and storage; and</li> </ul> </li> </ul>

<p>that is associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).</p>	<p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p><b>A2</b></p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup>; or</li> <li>(ii) 12m<sup>2</sup>, if the dwelling: <ul style="list-style-type: none"> <li>a. has 1 or 2 bedrooms and is located on a townhouse lot; or</li> <li>b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> </ul> <p>(b) is in more than one location and is not less than 24m<sup>2</sup> if a dwelling has 3 or more bedrooms and is located on a townhouse lot;</p> <p>(c) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> <li>(i) 4m; or</li> <li>(ii) 2m, if the dwelling: <ul style="list-style-type: none"> <li>a. has 1 or 2 bedrooms and is located on a townhouse lot; or</li> <li>b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> </ul> <p>(d) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(e) has a gradient not steeper than 1 in 10.</p>	<p><b>P2</b></p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight.</li> </ul>

#### F5.6.4 Sunlight to private open space of multiple dwellings

Objective:	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause F5.6.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure F5.8):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June.</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<p><b>P1</b></p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause F5.6.3 of this planning scheme.</p>

#### F5.6.5 Width of openings for garages and carports for all dwellings

Objective:	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria

<p><b>A1</b></p> <p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser)</p>	<p><b>P1</b></p> <p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>
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F5.6.6 Privacy for all dwellings

Objective:	
To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	<p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>

<p><b>A2</b></p> <p>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of not less than 3m from a side boundary;</li> <li>(ii) is to have a setback of not less than 4m from a rear boundary;</li> <li>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul>	<p><b>P2</b></p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling.</li> </ul>
<p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a</p>	<p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle</p>

<p>habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level</p>	<p>noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
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#### F5.6.7 Frontage fences for all dwellings

<p>Objective:</p>	
<p>That the height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) are reasonably consistent with that on adjoining properties.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>A fence (including a free-standing wall) within 3m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p><b>P1</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>



## F5.6.8 Waste storage for multiple dwellings

Objective:	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of not less than 1.2m above the finished surface level of the storage area.</p>	<p><b>P1</b></p> <p>A multiple dwelling must have storage for waste and recycling bins that is</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</p>

## F5.7 Development Standards for Non-dwellings – Inner Residential Zone

### F5.7.1 Non-dwelling development

Objective:	
That all non-dwelling development:	
<p>(a) is compatible with the character, siting, apparent form, scale, bulk, massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</p>	
Acceptable Solutions	Performance Criteria
<b>A1</b>	<b>P1</b>

<p>A building that is not a dwelling, excluding for General Retail and Hire, Food Services, garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 3m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</li> </ul>	<p>A building that is not a dwelling, excluding for General Retail and Hire, or Food Services, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope (refer to Figures F5.5 and F5.6) determined by: <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback of 3m; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 9.5m above existing ground level; and</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>The siting and scale of a building must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</li> </ul> </li> </ul>

<p>(b) only have a setback within 1.5m of a side or rear boundary if the building:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</li> </ul>	<p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>
<p><b>A3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</li> <li>(b) a site area of which not less than 15% is free from impervious surfaces.</li> </ul>	<p><b>P3</b></p> <p>A building that is not a dwelling must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that on established properties in the area; and</li> <li>(b) a reasonable space for the planting of gardens and landscaping.</li> </ul>
<p><b>A4</b></p> <p>A fence (including a free-standing wall) within 3m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2m if the fence is solid; or</li> <li>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</li> </ul>	<p><b>P4</b></p> <p>A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>
<p><b>A5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling including waste storage must not:</p> <ul style="list-style-type: none"> <li>(a) be visible from any road or public open space adjoining the site; or</li> <li>(b) encroach upon parking areas, driveways or landscaped areas.</li> </ul>	<p><b>P5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the type of goods, materials or waste to be stored;</li> <li>(c) the topography of the site; and</li> </ul>

	(d) any screening proposed.
<p><b>A6</b></p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback not less than 10m from a property containing a sensitive use.</p>	<p><b>P6</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any mitigation measures proposed.</p>

#### F5.7.2 Non-residential garages and carports

Objective:	
To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p><b>P1</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A garage or carport not forming part of a dwelling within 12m of a primary frontage</p>	<p><b>P2</b></p> <p>A garage or carport not forming part of a dwelling must be designed to minimise the width</p>

(whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage
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## F5.8 Development Standards for Subdivision – General Residential Zone

### F5.8.1 Lot design

Objective:	
<p>(a) Development of the site occurs in a ‘whole of site’ manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections.</p> <p>(b) That each lot:</p> <ul style="list-style-type: none"> <li>(i) has an area and dimensions appropriate for use and development in the zone;</li> <li>(ii) is provided with appropriate access to a road;</li> <li>(iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(iv) is orientated to provide solar access for future dwellings.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2.</p>	<p><b>P1</b></p> <p>Subdivision of land must set out how the subdivision of the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;</li> <li>(b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue;</li> <li>(c) the provision of public transport to the site;</li> </ul>

	<ul style="list-style-type: none"> <li>(d) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage;</li> <li>(e) the provision of open space areas for the whole site with connections to adjacent open space areas;</li> <li>(f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways;</li> <li>(g) the cycle connections for the whole site and cycle connections to existing cycle ways;</li> <li>(h) the provision of open space facilities within the whole site; and</li> <li>(i) stormwater management for the whole site that minimises impacts on downstream waterways,</li> </ul> <p>and must be accompanied by a master plan that has been prepared for the whole site.</p>
<p><b>A2.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 275m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause F5.4.2 A1, A2 and A3, and F5.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development;</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause F5.4.2 A1, A2 and A3, and F5.5.1 A1 and A2; and</li> </ul> </li> <li>(iii) not be an internal lot;</li> </ul>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties in the area, and must not be an internal lot.</li> </ul> <p>and must not be an internal lot.</p>

<p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> <p><b>A.2.2</b></p> <p>The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m<sup>2</sup>, excluding any lot required for public use by the Crown, a council or a State Authority or a lot required for the provision of utilities.</p>	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) the topography of the site;</li> <li>(d) the functionality and useability of the frontage;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>A4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in</p>	<p><b>P4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p>

<p>accordance with the requirements of the road authority</p>	<ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic;</li> <li>(d) the distance between the lot or building area and the carriageway;</li> <li>(e) the ability for emergency services to access the site.</li> </ul>
<p><b>A5</b></p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p><b>P5</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and orientation of the lots;</li> <li>(b) the topography of the site;</li> <li>(c) the extent of overshadowing from adjoining properties;</li> <li>(d) any development on the site;</li> <li>(e) the location of roads and access to lots; and</li> <li>(f) the existing pattern of subdivision in the area.</li> </ul>

F5.8.2 Roads

<p>Objective:</p>	
<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate</p>



	<p>level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
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F5.8.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a</p>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a</p>

<p>riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>

## F5.9 Development Standards for Subdivision – Inner Residential Zone

### F5.9.1 Lot design

Objective:	
<p>(a) Development of the site occurs in a ‘whole of site’ manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections.</p> <p>(b) That each lot:</p> <ul style="list-style-type: none"> <li>(i) has an area and dimensions appropriate for use and development in the zone;</li> <li>(ii) is provided with appropriate access to a road;</li> <li>(iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(iv) is orientated to provide solar access for future dwellings.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2.</p>	<p><b>P1</b></p> <p>Subdivision of land must set out how the subdivision of the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;</li> <li>(b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue;</li> <li>(c) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage;</li> <li>(d) the provision of public transport to the site;</li> </ul>

	<ul style="list-style-type: none"> <li>(e) the provision of open space areas for the whole site with connections to adjacent open space areas;</li> <li>(f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways;</li> <li>(g) the cycle connections for the whole site and cycle connections to existing cycle ways;</li> <li>(h) the provision of open space facilities within the whole site; and</li> <li>(i) stormwater management for the whole site that minimises impacts on downstream waterways,</li> </ul> <p>and must be accompanied by a master plan that has been prepared for the whole site.</p>
<p><b>A2.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 130m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) (i) be able to contain a minimum area of 10m x 12m, or if a townhouse lot contain a minimum area of 4m x 18m, and in all cases the minimum area has a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause F5.6.2 A1, A2 and A3, and F5.7.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development;</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause F5.6.2 A1, A2 and A3, and F5.7.1 A1 and A2; and</li> </ul> </li> <li>(iii) not be an internal lot;</li> </ul>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and must not be an internal lot.</p>

<p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> <p><b>A.2.2</b></p> <p>The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m<sup>2</sup>, excluding any lot required for public use by the Crown, a council or a State Authority, or a lot required for the provision of Utilities.</p>	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have:</p> <p>(a) a frontage not less than 3.6m; or</p> <p>(b) if for a townhouse lot, two frontages of not less than 3.6m.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>
<p><b>A4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a:</p>	<p><b>P4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p>

<p>(a) vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority; or</p> <p>(b) if for a townhouse lot, vehicular access only at the rear frontage of the lot in accordance with the requirements of the road authority.</p>	<p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic;</p> <p>(d) the anticipated nature of vehicles likely to access the site; and</p> <p>(e) the ability for emergency services to access the site.</p>
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F5.9.2 Roads

Objective:	
That the arrangement of new roads within a subdivision provides for:	
<p>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</p> <p>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</p> <p>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any relevant road network plan adopted by the council;</p> <p>(b) the existing and proposed road hierarchy;</p> <p>(c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p>

	<ul style="list-style-type: none"> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
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### F5.9.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be</p>

<p>riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>
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Figure F5.1 Building envelope as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

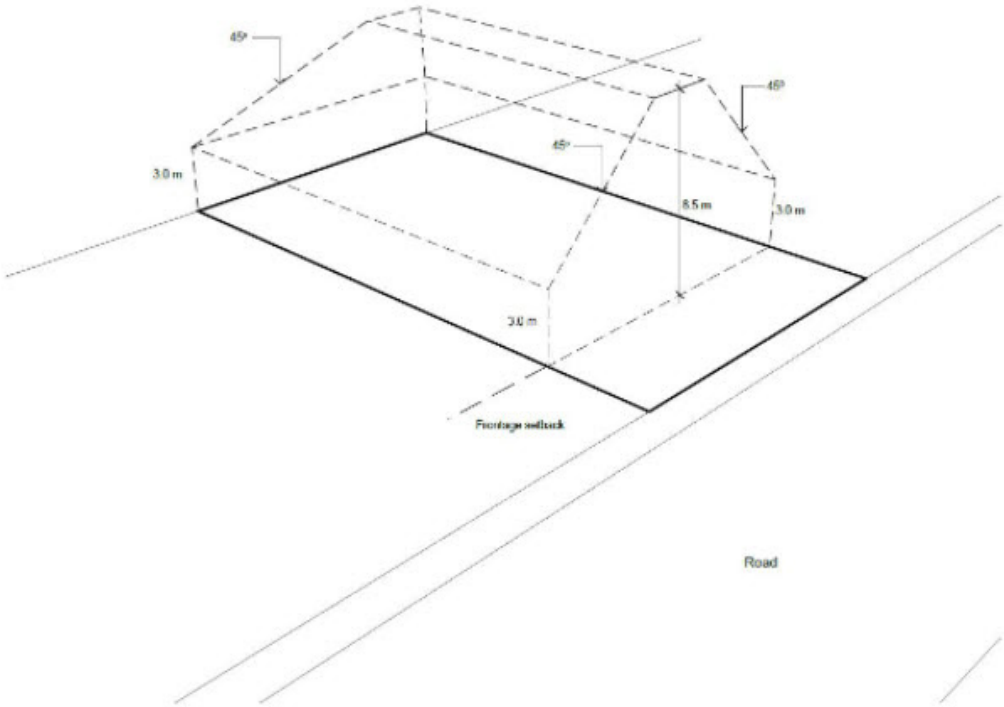




Figure F5.2 Building envelope for corner lots as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

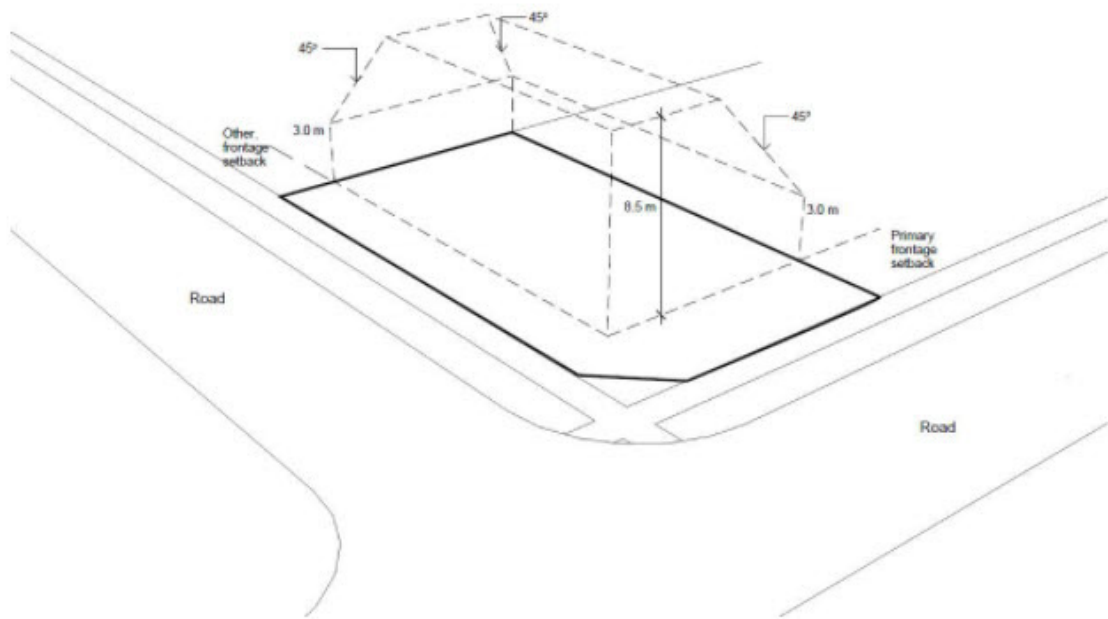


Figure F5.3 Building envelope for internal lots as required by clause F5.4.2 A3(a) and clause F5.5.1 A2(a)

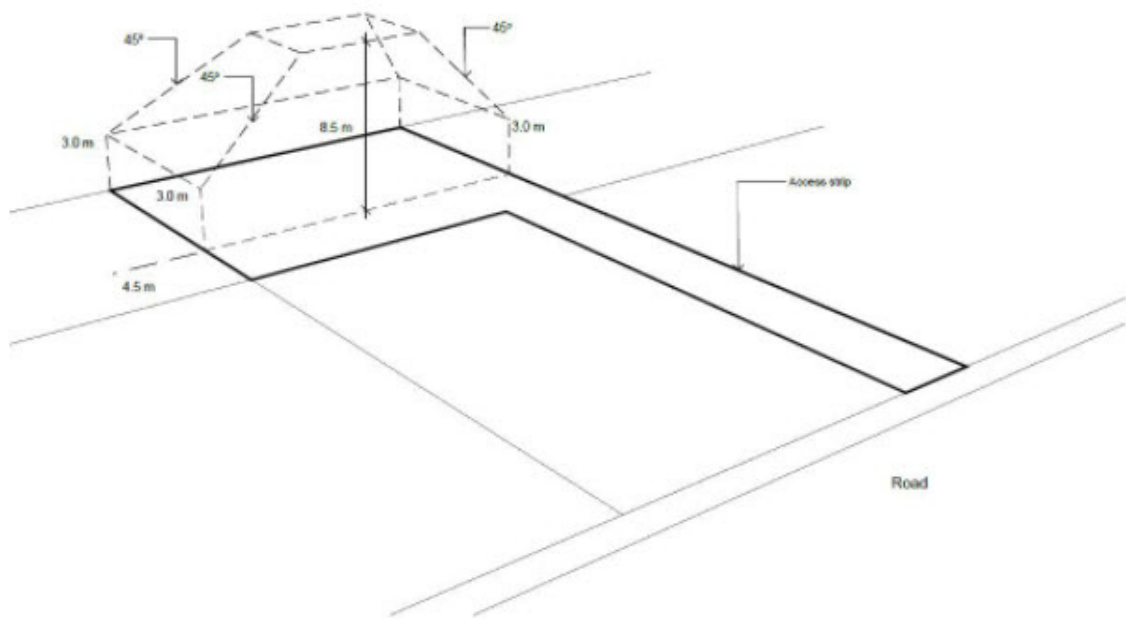


Figure F5.4 Separation from the private open space of another dwelling on the same site as required by clause F5.4.4 A1(a)

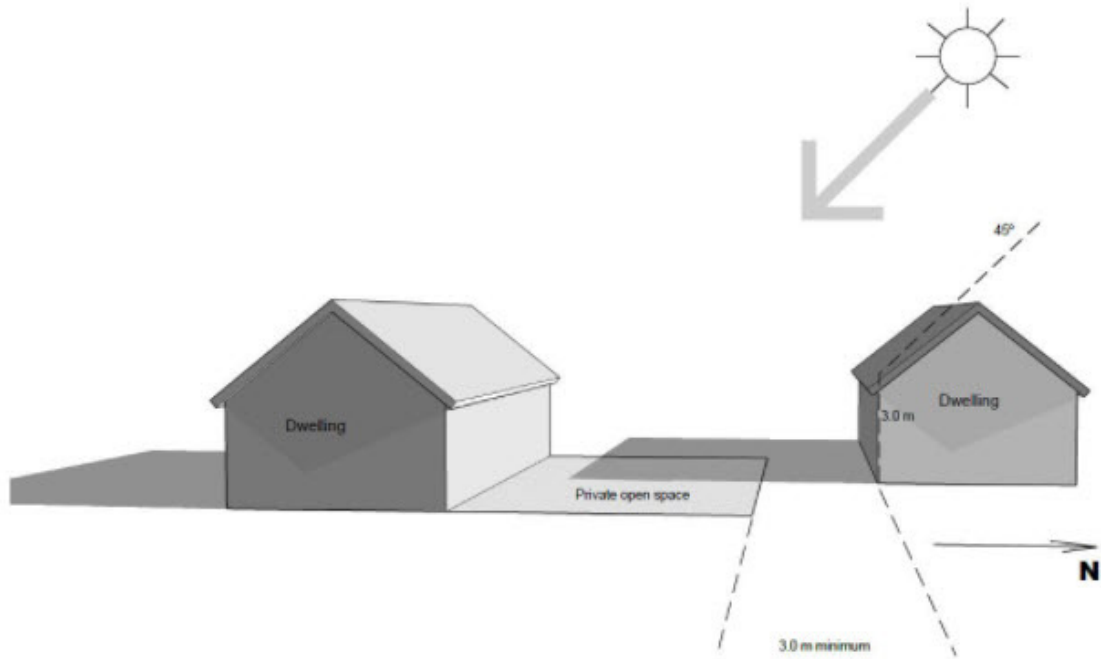


Figure F5.5 Building envelope as required by clause F5.6.2 A3(a) and clause F5.7.1 A2(a)

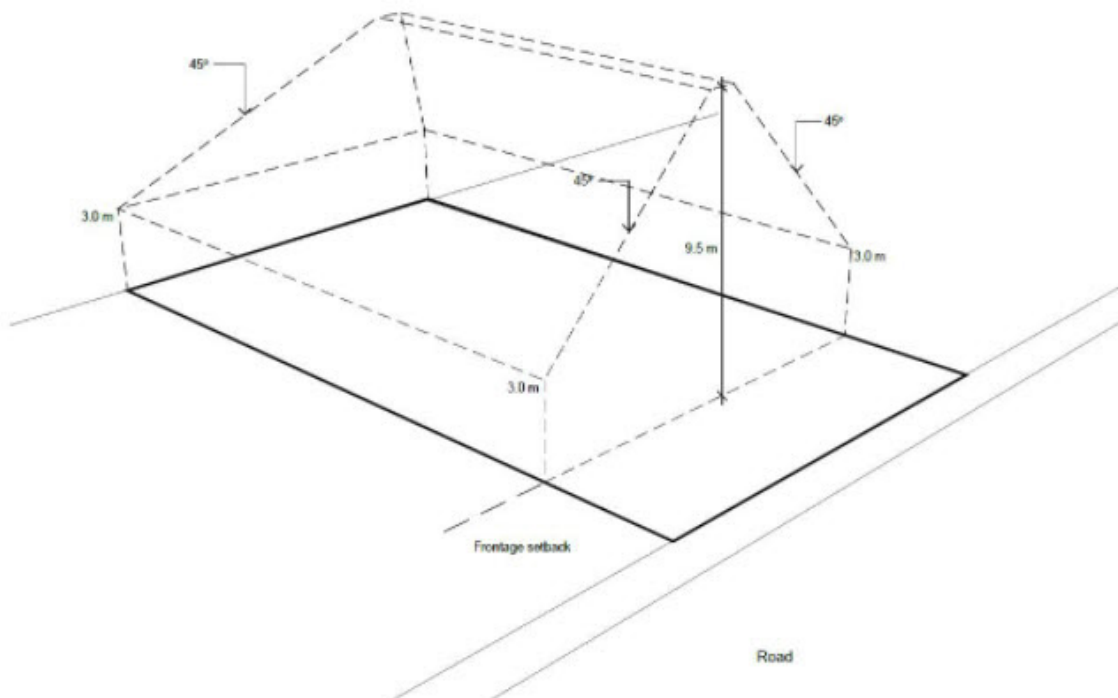


Figure F5.6 Building envelope for corner lots as required by clause F5.6.2 A3(a) and clause F5.7.1 A2(a)

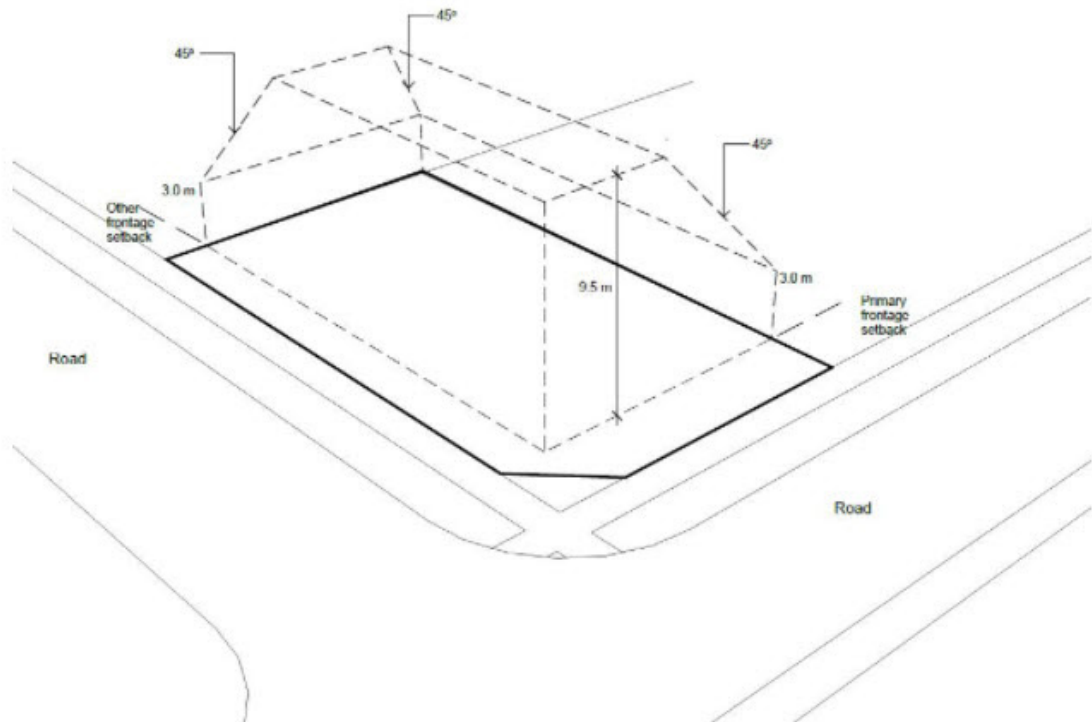


Figure F5.8 Separation from the private open space of another dwelling on the same site as required by clause F5.6.4 A1(a)

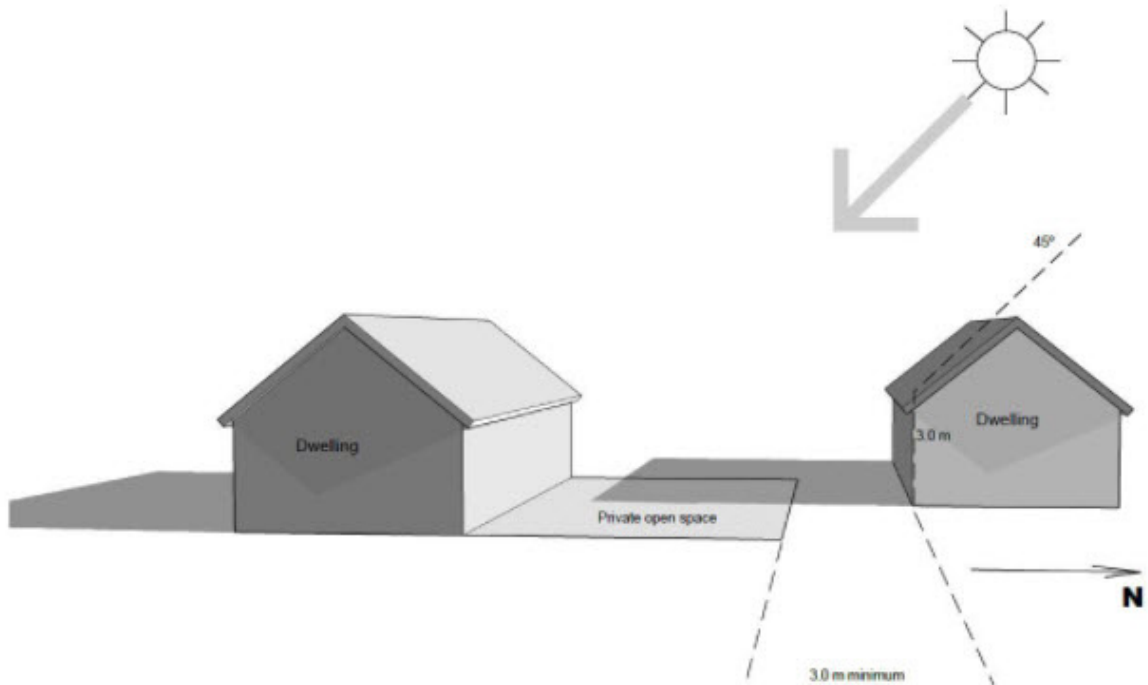


Table F5.3.1 Interpretation

building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.
collector road	means a non-arterial road that collects and distributes traffic in an area as well as serving abutting property.
full water supply	means a potable water supply, from a reticulated network, that meets the minimum flow requirement.
limited water supply	means a water supply service other than a full water supply service.
minimum flow requirement	means the minimum flow rate as defined in a price and service plan that is in effect and made in accordance with the <i>Water and Sewerage Industry Act 2008</i> .
potable water	means a water supply that meets the requirements of the <i>Public Health Act 1997</i> , including any delegated legislation or guidelines.
protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public stormwater system	means as defined in the <i>Urban Drainage Act 2013</i> .
regulated entity	means as defined in the <i>Water and Sewerage Industry Act 2008</i> .
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
townhouse lot	means a lot with: <ul style="list-style-type: none"> <li>(a) an area not greater than 199m<sup>2</sup>; and</li> <li>(b) a frontage width of 6.0 m or less and the width of the lot does not exceed the frontage width by more than 10%.</li> </ul>