

**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	
<b>6.1 HOUSING DENSITY REQUIREMENTS</b>						
6.1.1	Site area requirements	Minimum site area per dwelling	Yes	Minimum site area: 160m <sup>2</sup> Maximum average site area: 350m <sup>2</sup>	Yes	Minimum site area: 200m <sup>2</sup> Maximum average site area: 575m <sup>2</sup>
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
<b>6.2 STREETScape REQUIREMENTS</b>						
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	No	As per R-Codes
		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
<b>6.3 BOUNDARY SETBACK REQUIREMENTS</b>						
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
<b>6.4 OPEN SPACE REQUIREMENTS</b>						
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 <sup>2</sup> with a minimum dimension of 4m	Yes	Minimum areas per dwelling of 16m <sup>2</sup> 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 <sup>2</sup> with a minimum dimension of 4m	Yes	Minimum areas per dwelling of 24m <sup>2</sup> with a minimum dimension of 4m
		SUBURBAN - lot width greater than 17m	N/A	Not applicable	Yes	Minimum areas per dwelling of 30m <sup>2</sup> with a minimum dimension of 4m
		Ancillary dwelling	Yes	Minimum areas per dwelling of 10m <sup>2</sup> with a minimum dimension of 2m	Yes	Minimum areas per dwelling of 10m <sup>2</sup> with a minimum dimension of 2m
		Group dwelling	Yes	Minimum areas per dwelling of 16m <sup>2</sup> with a minimum dimension of 4m	Yes	Minimum areas per dwelling of 16m <sup>2</sup> with a minimum dimension of 4m
		Multiple dwelling	N/A	Not applicable	Yes	Minimum areas per dwelling of 10m <sup>2</sup> 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
<b>6.5 ACCESS AND PARKING REQUIREMENTS</b>						
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)



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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
<b>6.6 SITE WORKS REQUIREMENTS</b>						
6.6.1	Excavation of fill	None	No	As per R-Codes	No	As per R-Codes
<b>6.7 BUILDING HEIGHT REQUIREMENTS</b>						
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°
<b>6.8 PRIVACY REQUIREMENTS</b>						
6.8.1	Visual privacy	None	No	As per R-Codes	No	As per R-Codes
<b>6.9 DESIGN FOR CLIMATE REQUIREMENTS</b>						
6.9.1	Solar access for adjoining sites	Permissible overshadowing	Yes	<ul style="list-style-type: none"> <li>• On adjoining Urban zoned properties – not to exceed 50% of the site area</li> <li>• On adjoining Suburban zoned properties less than 350m<sup>2</sup> – not to exceed 50% of the site area</li> <li>• On adjoining Suburban zoned properties greater than 350m<sup>2</sup> – not to exceed 30% of the site area</li> <li>• On adjoining Activity Centre zoned properties – not to exceed 70% of the site area</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• On adjoining Urban zoned properties – not to exceed 50% of the site area</li> <li>• On adjoining Suburban zoned properties less than 350m<sup>2</sup> – not to exceed 50% of the site area</li> <li>• On adjoining Suburban zoned properties greater than 350m<sup>2</sup> – not to exceed 30% of the site area</li> <li>• On adjoining Activity Centre zoned properties – not to exceed 70% of the site area</li> </ul>
6.9.2	Stormwater disposal	None	No	As per R-Codes	No	As per R-Codes
<b>6.10 INCIDENTAL DEVELOPMENT REQUIREMENTS</b>						
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
<b>6.11 SPECIAL PURPOSE DWELLING REQUIREMENTS</b>						
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 <sup>2</sup>	Yes	Acceptable development must address requirements of outdoor living requirements. One additional car space to be provided. Max floor area of 80m <sup>2</sup>
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

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