



ACT Planning &
Land Authority

Residential Zones – Single Dwelling Housing Development Code

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Introduction

Application of this code

This Development Code applies to development for single dwelling housing in the Residential Zones being RZ1 – Suburban Zone, RZ2 – Suburban Core Zone, RZ3 - Urban Residential Zone, RZ4 - Medium Density Residential Zone and RZ5 - High Density Residential Zone.

Part C(1) of this Code also applies to development for single dwelling housing in the Commercial Zones being CZ1 – Core Zone, CZ2 – Business Zone, CZ3 – Services Zone, CZ4 - Local Centre Zone, CZ5 – Mixed Use Zone and CZ6 – Leisure and Accommodation Zone and the NUZ2 – Rural Zone. Part C (1) applies in conjunction with the relevant Commercial Development Code or Precinct Code and the Non-Urban Zones Development Code.

Single dwelling housing is identified in the zones' development tables as being within the code or merit assessment tracks.

Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are definitive and generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Structure of codes

The Residential Zones – Single Dwelling Housing Development Code is divided into three Parts:

Part A – Zone Specific Controls provide any specific controls for each Residential Zone.

Part B – General Development Controls provide general controls that are applicable to all single dwelling housing within the Residential Zones.

Part C – Development Type Controls provide the specific controls for single dwelling housing. This Part is divided into three sub-parts to differentiate between types of single dwelling housing and area specific requirements:

- **Part C(1) Single dwelling housing** provide the controls for all single dwelling housing, except in those circumstances where Parts C(2) or C(3) would apply.
- **Part C(2) Single dwelling housing – Additional Controls for part of Deakin and Forrest** applies to individual Sections in Deakin and Forrest where certain additional controls, or substitute controls, to Part C(1) are necessary to guide the development outcome in these historic sectors of South Canberra
- **Part C(3) Single dwelling housing – Compact Blocks in New Estates** provide the controls for single dwelling housing on residential blocks with a site area of 250m² or less in new estates.
- **Part C(4) Single dwelling housing – Mid Sized Blocks (>250 – 500m²) in New Estates** provide the controls for single dwelling housing on residential blocks with a site area of greater than 250m² up to and including 500m² in new estates.

Care is needed to check whether any specific controls apply to individual sites.

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity
6. Environment
7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

Intent describes the purpose of the development controls

Rules provide the quantitative, or definitive, controls for development

Criteria provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasised by the following words: “**This is a mandatory requirement. There is no applicable criterion**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no applicable rule**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal, is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

Further information

Please refer to the Planning Explained Guide, for more information on preparing applications under the Territory Plan, including the use of assessment codes.

Part A - Zone Specific Controls

This Part of the Code provides the specific controls that apply to each individual Residential Zone. Parts B and C of the Code also apply. Part A does not apply to Compact Blocks in New Estates (refer Part C (3)).

Part A(1) - RZ1 - Suburban Zone

Element 1: Restrictions on Use

Intent:

- a) To allow a limited level of flexibility to accommodate a variety of additional housing to meet changing community needs and preferences whilst ensuring development is of a density compatible with adjoining development

Rules	Criteria
1.1 Subdivision or Consolidation of Blocks (Including Unit Title Subdivision)	
<p>R1</p> <p>Consolidation of a lease of a standard block with another block (including another standard block) may only be permitted where the land is not registered on the Heritage Register and where the development is for supportive housing (see also <i>Residential Zones – Multi-unit Dwelling Housing Development Code</i>, Part D – Element 1.6)</p> <p>Subdivision of a lease of a standard block (or a block resulting from the consolidation of these blocks) to provide for more than one dwelling may only be permitted where:</p> <ul style="list-style-type: none">a) For land registered on the Heritage Register - all dwellings were lawfully constructed, approved or had been the subject of a development application for the construction of the dwellings that had been lodged by 1 September 2002 and subsequently approved; orb) For land not registered on the Heritage Register - all dwellings were lawfully constructed, approved or had been the subject of a formally commenced High Quality Sustainable Design process (Planning and Land Management; June 2001) by 17 June 2003 and for which a development application for the construction of the dwellings had been	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>lodged by 1 September 2003 and subsequently approved.</p> <p>Note 1: Notwithstanding the provisions of this rule, subdivision (including unit title subdivision) of a standard block may be permitted where the development is located on land that was subject to the A10 Residential Core Area Specific Policy under the Territory Plan at the time the development was approved.</p> <p>Note 2: Subdivision or consolidation of land subject to the Heritage Act 2004 may only be permitted where not specifically prohibited by a guideline, order or agreement made under that Act.</p> <p>Note 3: Nothing in this rule prevents the subdivision or consolidation of blocks that are not standard blocks.</p> <p>Note 4: See also Rule R14.</p> <p>Note 5: This rule does not apply in new estates where all blocks which are the subject of the subdivision or consolidation are still owned by the estate developer.</p>	

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) maintain or enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.1 Height	
<p>R2</p> <p>Buildings do not exceed 2 storeys.</p> <p>On a <i>standard block</i> attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.2 Building Envelope	
<p>R3</p> <p>Buildings are sited wholly within the building envelope (refer Figure A1) defined by:</p> <ul style="list-style-type: none"> a) Boundaries that are the north facing boundary of an adjoining residential block: <ul style="list-style-type: none"> i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level. b) All other side and rear boundaries: <ul style="list-style-type: none"> i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level. 	<p>C3</p> <p>The built form does not adversely impact on the amenity of neighbouring properties by ensuring:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

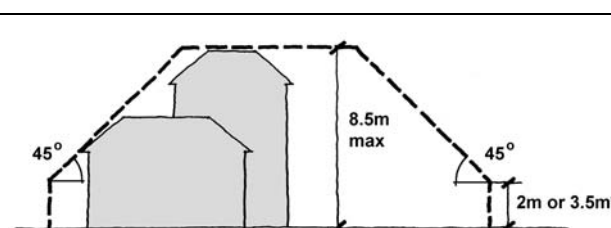
2.3 Plot Ratio

R4

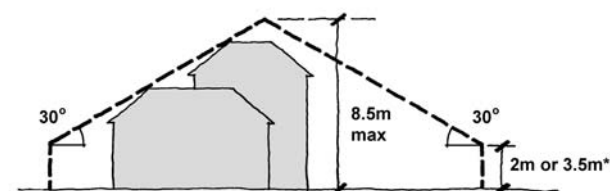
The site density for single dwelling housing on a standard block does not exceed a plot ratio of 50%.

The site density for single dwelling housing on a block created as a result of the subdivision of a dual occupancy housing development does not exceed the plot ratio as defined by Rules R8 and R9 of the Multi Unit Housing Development Code as if the original standard block were not being subdivided.

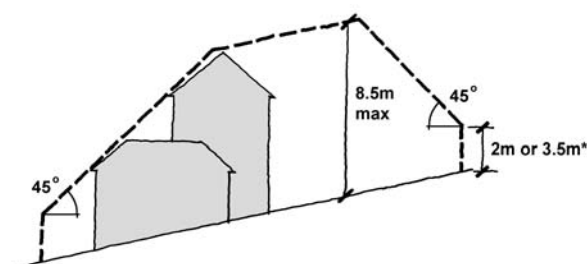
This is a mandatory requirement. There is no applicable criterion.



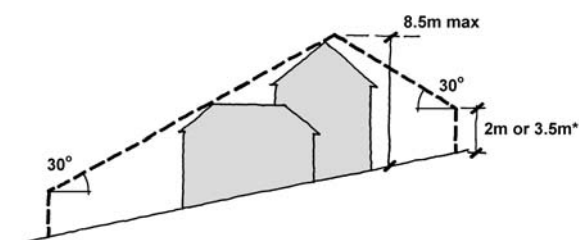
Within Primary Building Zone



Within Rear Zone



Within Primary Building Zone



Within Rear Zone

Flat Site

Sloping Site

Figure A1 Building Envelope

*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries

Note. Where a maximum plot ratio is specified the gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m² for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.

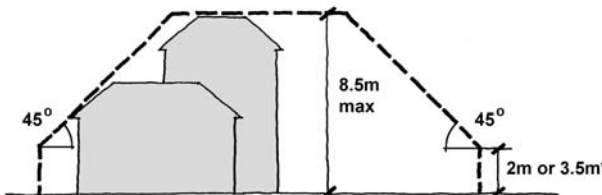
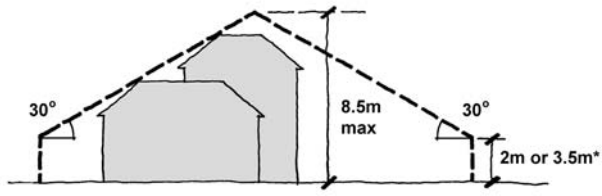
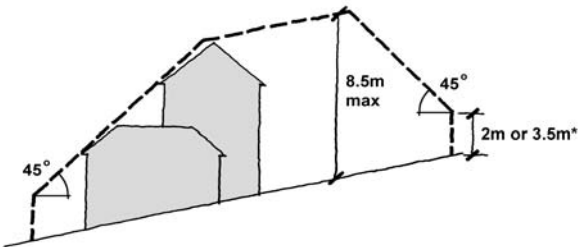
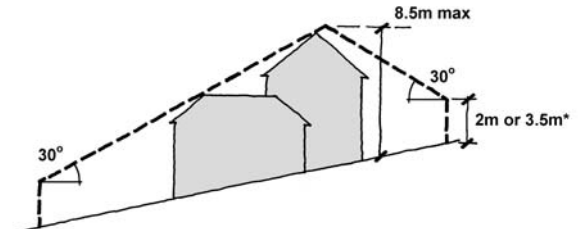
Part A(2) - RZ2 - Suburban Core Zone

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) maintain or enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.1 Height	
R5 Buildings do not exceed 2 storeys. An attic and/or basement may be permitted in addition to 2 storeys.	This is a mandatory requirement. There is no applicable criterion.
2.2 Building Envelope	
R6 Buildings are sited wholly within the building envelope (refer Figure A2) defined by: <ul style="list-style-type: none">a) Boundaries that are the north facing boundary of an adjoining residential block:<ul style="list-style-type: none">i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground levelii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.	C6 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none">a) sufficient spatial separation between adjoining developmentsb) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

Rules	Criteria
<p>b) All other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	
 <p>Within Primary Building Zone</p>  <p>Within Rear Zone</p>	 <p>Within Primary Building Zone</p>  <p>Within Rear Zone</p>
Flat Site	Sloping Site
<p>Figure A2 Building Envelope</p> <p>*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries</p>	

Rules	Criteria
2.3 Plot Ratio on Standard Blocks	
<p>R6A</p> <p>The site density for single dwelling housing on a block (or a block resulting from the consolidation of these blocks), does not exceed a plot ratio of 50%.</p> <p>The site density for single dwelling housing on a block created as a result of the subdivision of a dual occupancy housing development does not exceed the plot ratio as defined by Rules R15 and R16 of the Multi Unit Housing Development Code as if the original standard block were not being subdivided.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Parking and Site Access

Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents and visitors
- c) To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street

Rules	Criteria
4.1 Vehicle Access	
R7 On a standard block (or a block resulting from the consolidation of these blocks), ramps accessing basement car parking are not permitted forward of the building line, where the block is less than 30 m wide. Ramps comply with the relevant Australian Standard.	C7 Ramps to be limited in their extent to maintain streetscape amenity and allow safe and efficient vehicle and pedestrian movement.

Part A(3) – RZ3 - Urban Residential Zone

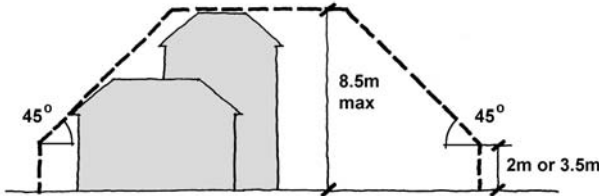
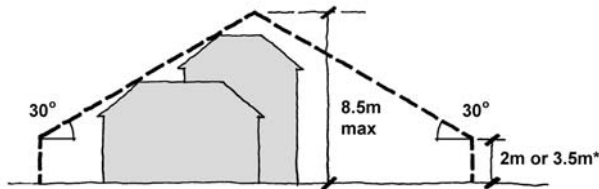
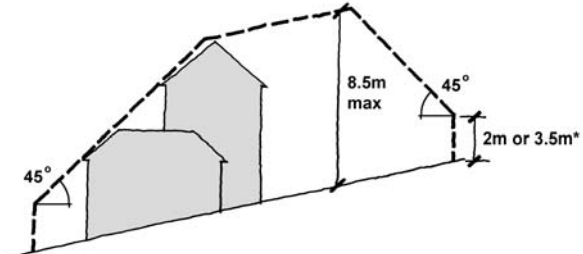
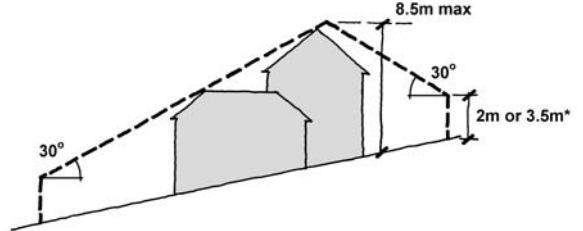
Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.1 Height	
R8 Buildings do not exceed 2 storeys. An attic and/or basement may be permitted in addition to 2 storeys.	This is a mandatory requirement. There is no applicable criterion.
2.2 Building Envelope	
R9 Buildings are sited wholly within the building envelope (refer Figure A3) defined by: <ul style="list-style-type: none">a) Boundaries that are the north facing boundary of an adjoining residential block:<ul style="list-style-type: none">i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground levelii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.	C9 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none">a) sufficient spatial separation between adjoining developmentsb) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

Rules	Criteria
<p>b) All other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	

 <p>Within Primary Building Zone</p>  <p>Within Rear Zone</p>	 <p>Within Primary Building Zone</p>  <p>Within Rear Zone</p>
Flat Site	Sloping Site

Figures A3 Building Envelope

*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries

Part A(4) - RZ4 Medium Density Residential Zone

Element 2: Building and Site Controls

Intent:

- a) To provide for a range of residential forms that respect the residential character of the locality
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is optimised, particularly in relation to privacy, overshadowing and solar access
- d) To provide a staging plan for Inner North Canberra to enable efficient and effective redevelopment to occur

Rules	Criteria
2.1 Height	
R10 Buildings do not exceed 3 storeys. An attic and/or basement may be permitted in addition to 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
2.2 Building Envelope	
R11 Buildings are sited wholly within the building envelope defined by: <ul style="list-style-type: none"> a) Boundaries that are the north facing boundary of an adjoining residential block: <ul style="list-style-type: none"> i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 12 m above natural ground level ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum height of 12 m above natural ground level. 	C11 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

Rules	Criteria
<p>b) for all other side and rear boundaries:</p> <ul style="list-style-type: none"> i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 12 m ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 12 m above natural ground level. 	

Part A(5) - RZ5 – High Density Residential Zone

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- b) To ensure the amenity of surrounding properties is optimised, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.1 Height	
R12 Buildings do not exceed 3 storeys.	C12 Buildings to be limited in height to ensure compatibility with adjacent development and may include a basement and/or an attic.
2.2 Building Envelope	
R13 Buildings are sited wholly within the building envelope defined by: <ul style="list-style-type: none">a) Boundaries that are the north facing boundary of an adjoining residential block:<ul style="list-style-type: none">i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 12 m above natural ground levelii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum height of 12 m above natural ground level.	C13 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none">a) sufficient spatial separation between adjoining developmentsb) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

Rules	Criteria
<p>b) for all other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 12m.</p>	

Part B - General Development Controls

This Part of the Code provides the general controls that are applicable to all development. Parts A and C also apply.

Element 1: Restrictions on Use

Intent:

- a) To ensure future development can be accommodated on subdivided blocks

Rules	Criteria
1.1 Subdivision of Existing Residential Leases	
<p>R14</p> <p>a) Subdivision of an existing residential lease is only permitted where:</p> <p>i) all proposed dwellings on the land have been lawfully constructed, or</p> <p>ii) it is part of an integrated housing development and it is demonstrated that any building on a consequent lease is or can be designed in accordance with the relevant sections of this code.</p> <p>b) Subdivision of a lease under the <i>Unit Titles Act 2001</i> may only be permitted where the lease expressly provides for the number of units or dwellings provided for in the proposed subdivision.</p> <p>Note 1: In this rule subdivision does not include a minor boundary adjustment that does not provide for the creation of an additional residential lease.</p> <p>Note 2: See also Rule R1 in relation to subdivision of a standard block in the RZ1 Zone.</p> <p>Note 3: See also Rule R247A of the Multi Unit Housing Development Code in relation to subdivision of a dual occupancy block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) maintain or enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.2 National Capital Plan Requirements	
There is no applicable rule.	<p>C16</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan. Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>
2.3 Development proposals where there are pre-existing approved Lease and Development Conditions	
<p>R17</p> <p>The development proposal complies with any relevant pre-existing approved Lease and Development Conditions and any required developer's consent has been provided. To the extent of any inconsistency, the requirements of the Lease and Development Conditions will take precedence over any Rules in the Single Dwelling Housing Development Code as listed below.</p> <ul style="list-style-type: none">• Plot Ratio• Building Envelope• Building Height	<p>C17</p> <p>The development meets the intent of the Lease and Development Conditions.</p>

Rules	Criteria
<ul style="list-style-type: none"> • Front Street Setback • Side Setback • Rear Setback • Materials and Finish • Interface • Vehicle Access • Parking • Solar Access • Private Open Space • Water Sensitive Urban Design 	
2.4 Development proposals where the Estate Development Plan is subject to a Precinct Code	
<p>R18</p> <p>The development proposal complies with all relevant rules in the relevant Precinct Code (if any).</p>	<p>C18</p> <p>The development meets all relevant criteria in the relevant Precinct Code (if any).</p>
2.5 Height	
<p>There is no applicable rule.</p>	<p>C19</p> <p>Notwithstanding any other provision relating to height, on land where a lawfully constructed building exceeds two storeys in height, a new building or buildings up to the height of the existing building may be permitted subject to consideration of any adverse impact resulting from any increase in building bulk.</p>
2.6 Plot Ratio	
<p>There is no applicable rule.</p>	<p>C20</p> <p>Notwithstanding any other provision relating to plot ratio, on land where a lawfully constructed building exceeds the stipulated maximum plot ratio, a new building or buildings up to the same plot ratio may be permitted:</p> <ol style="list-style-type: none"> a) subject to consideration of any adverse impact resulting from increase in building bulk b) if, and only if, the development does not involve an increase in the number of dwellings on the land.

Rules	Criteria
2.7 Bushfire	
<p>R20A</p> <p>Where identified in a precinct code or lease and development conditions, buildings are to be designed and constructed in accordance with the specified bushfire construction level of Australian Standard AS 3959.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.8 Blocks between 500m² and 550m²	
<p>R20B</p> <p>Where identified in a Precinct Code blocks from 500m² up to 550m² will be subject to Part C(4) Single Dwelling Housing – Midsized Blocks (>250 – 500m²) in New Estates of this code for the rules and criteria of Part C(1) that Part C(4) replaces. Part C(1) still applies to these blocks where relevant.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.9 Acoustic protection from external noise sources	
<p>R20C</p> <p>Where a block is identified in a precinct code as being potentially affected by noise from external sources the building design and construction complies with the relevant sections of all of the following:</p> <ul style="list-style-type: none"> a) AS/NZS 3671 Acoustics – Road traffic Noise Intrusion, Building Siting and Construction b) AS/NZS 2107 Acoustics – Recommended design sound levels and reverberation terms for building interiors c) ACT Environment Protection Regulation 2005. <p>A report prepared by a suitably qualified acoustics consultant that is a member of the Australian Acoustic Society and has experience in assessing noise effects demonstrates compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Note. Where a maximum plot ratio is specified the gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m² for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.

Element 6: Environment

Intent:

- a) To identify and mitigate potential on-site and off-site environmental impacts of development and incorporate alternative design options where necessary
- b) Buildings are designed to provide for the retention of existing significant vegetation and minimise impact on landform
- c) To ensure preservation of areas, or items, of heritage significance that are valued by the community

Rules	Criteria
6.1 Heritage	
<p>R21</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for developments on land or buildings subject to provisional registration or registration under s.41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	<p>C21</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.2 Trees	
<p>R22</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <ul style="list-style-type: none">a) requires groundwork within the tree protection zone of a <i>protected tree</i>b) is likely to cause damage to or removal of any <i>protected trees</i> <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes:</p> <ol style="list-style-type: none">1. Under the <i>Planning and Development Regulation 2008</i> a development application for a <i>declared site</i> under the <i>Tree Protection Act 2005</i>, must be referred to the Conservator of Flora and Fauna.2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>.3. <i>Protected tree</i> and <i>declared site</i> are defined under the <i>Tree Protection Act 2005</i>.	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
6.3 Erosion and Sediment Control	
<p>R23</p> <p>For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>Best Practice Guidelines – Prevent Pollution From Residential Building Sites, March 2006</i>.</p>	<p>C23</p> <p>If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R24</p> <p>For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.</p>	<p>C24</p> <p>If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.4 Signs	
<p>There is no applicable rule.</p>	<p>C25</p> <p>Signs comply with the Signs General Code.</p>

Element 7: Services

Intent:

- a) To ensure adequate provision of services to cater for demand from residents
- b) To protect easements and service reservations

Rules	Criteria
7.1 Waste Management	
<p>R26</p> <p>Where the development will generate a total of 20 cubic metres or greater of demolition waste, the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>C26</p> <p>Development is in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>. If the development will generate a total of 20 cubic metres or greater of demolition waste and a Statement of Compliance is not provided, the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> for assessment against the above code.</p>

Rules	Criteria
7.2 Utilities	
<p>R28</p> <p>There is no applicable rule.</p>	<p>C28</p> <p>Where a development encroaches into a registered easement the application will be referred to the relevant utility provider in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R29</p> <p>a) Electricity supply lines within existing residential areas are underground or along the rear spine or side of blocks.</p> <p>b) No continuous rows of electricity supply poles are erected on residential streets or streets with residential access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part C - Development Type Controls

This part of the Code provides the controls for single dwelling housing. It is divided into four sub-parts.

Part C(1) Single Dwelling Housing provide the controls for single dwelling housing in all residential zones, except where provided for by Parts C(2), C(3) or C(4). Part C(1) also applies to the commercial zones and the rural zone. As such, it is the default position for single dwelling housing.

Part C(2) provide additional controls to, or controls that are to be applied in lieu of, those in C(1) for single dwelling housing in parts of Deakin and Forrest due to the distinctive environmental quality of these historic Sections of South Canberra. This part applies to Deakin, Sections 5-8 and Forrest, Sections 20-22 and 26-27.

Part C(3) provide the controls for single dwelling housing on residential blocks with a site area of 250m² or less in new estates.

Part C(4) provide the controls for single dwelling housing on residential blocks with a site area of greater than 250m² up to and including 500m² in new estates.

Part C(1) - Single Dwelling Housing

This part of the code applies to development applications for single dwelling housing in all residential zones, except where provided for by Parts C(2), C(3) or C(4). It also applies to the commercial zones and the rural zone. As such, it is the default position for single dwelling housing. It is to be read in conjunction with Parts A and B for the residential zones.

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) provide privacy between neighbours and between occupants and the public
 - ii) provide adequate light and natural ventilation between dwellings
 - iii) provide opportunities for additional landscaping and to deliver quality open space
 - iv) maintain or enhance the streetscape character in existing areas
 - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
2.1 Front Street Setback	
R30 Minimum front setbacks are as specified in Tables 1 and 2. Refer Figures C1-3.	C30 The front setback: <ul style="list-style-type: none">a) reflects the existing or proposed streetscape character

Rules	Criteria
	b) provides for the most efficient use of the site c) will not significantly compromise the amenity of residents of the proposed building and residents of adjoining and adjacent dwellings d) is related to the height of the building and to the width of the street to ensure pedestrian scale at street level e) space is provided for street trees to grow to maturity f) parking and garages do not dominate the frontage of the development.

Table 1: Front Street Setback (Refer Figures C1-3)

Floor level	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993	Exceptions		
			Corner blocks		Open space or pedestrian paths wider than 6m
			≤500 m ² , long street frontage	>500 m ² , long street frontage	
Lower floor level	4 m	6 m	3 m	4 m	4 m
Upper floor level	6 m	7.5 m	3 m	6 m	4 m

Notes:

1. The minimum setbacks for corner *blocks* apply only to the street frontage nominated. Setbacks to any other street frontage are to comply with the minimum requirements stated in the respective columns for *blocks* in subdivisions approved post or pre 18 October 1993. If street frontages on corner *blocks* are of equal length, the minimum setbacks only apply to one street frontage.
2. Chamfers are ordinarily found at the corner of a *block* at the junction of streets. Chamfers may be included in the *secondary street frontage*, but only if the length of the chamfer is less than the length of the front boundary.

Table 2: Front Street Setback to Garages (Refer Figures C1-3)

Item	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993
Garage	5.5 m with a minimum of 1.5 m behind the front building line	6 m

Rules	Criteria
2.2 Side Setback	
R31 Minimum side setbacks are as specified in Tables 3 to 4. Refer Figures C1-3 and Definitions for a dictionary of terms used in the Tables.	C31 a) Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure: <ul style="list-style-type: none"> i) sufficient spatial separation between adjoining developments ii) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces). b) Setbacks are progressively increased as wall heights increase to reduce bulk and scale of the building.

Table 3: Side Setbacks for Lower Floor Level (Refer Figures C1-3)

Block Size	Side boundary 1	Side boundary 2	Exception to boundary 2 within the Rear Zone (RZ)
Block > 250 - ≤500m² < 15 m wide North to front/rear ≥ 15 m wide North to front/rear North to side	3 m 3 m 1.5 m	0 m 1.5 m 3 m on Northern side	1.5 m
Block > 500m²	1.5 m	3 m	

Note: Minimum side setback requirements apply to buildings and Class 10 structures, except for Boundary 2 on blocks >800m², where the minimum side setback for Class 10 structures is 1.5 m.

Table 4: Side Setbacks for Upper Floors (refer Figures C1-3)

Block Size	Side boundary 1 within the Primary Building Zone	Side boundary 2 within the Primary Building Zone	Side boundaries within the Rear Zone
Block > 250m² Upper floor level* Upper floor level**	3 m 6 m	3m 6m	6 m 9 m

* Where design incorporates blank walls, windows with sill heights ≥ 1.7m from the floor, windows with permanently fixed panes of obscure glass or screened decks.

** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.

Rules	Criteria
2.3 Rear Setback	
<p>R32</p> <p>Rear setbacks are a minimum of:</p> <ul style="list-style-type: none"> a) 3 m to the lower floor level b) 6m* or 9m** to the upper floor level. c) Refer Figures C1-3 <p>* Where design incorporates blank walls, windows with sill heights $\geq 1.7\text{m}$ from the floor, windows with permanently fixed panes of obscure glass or screened decks</p> <p>** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs..</p>	<p>C32</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).

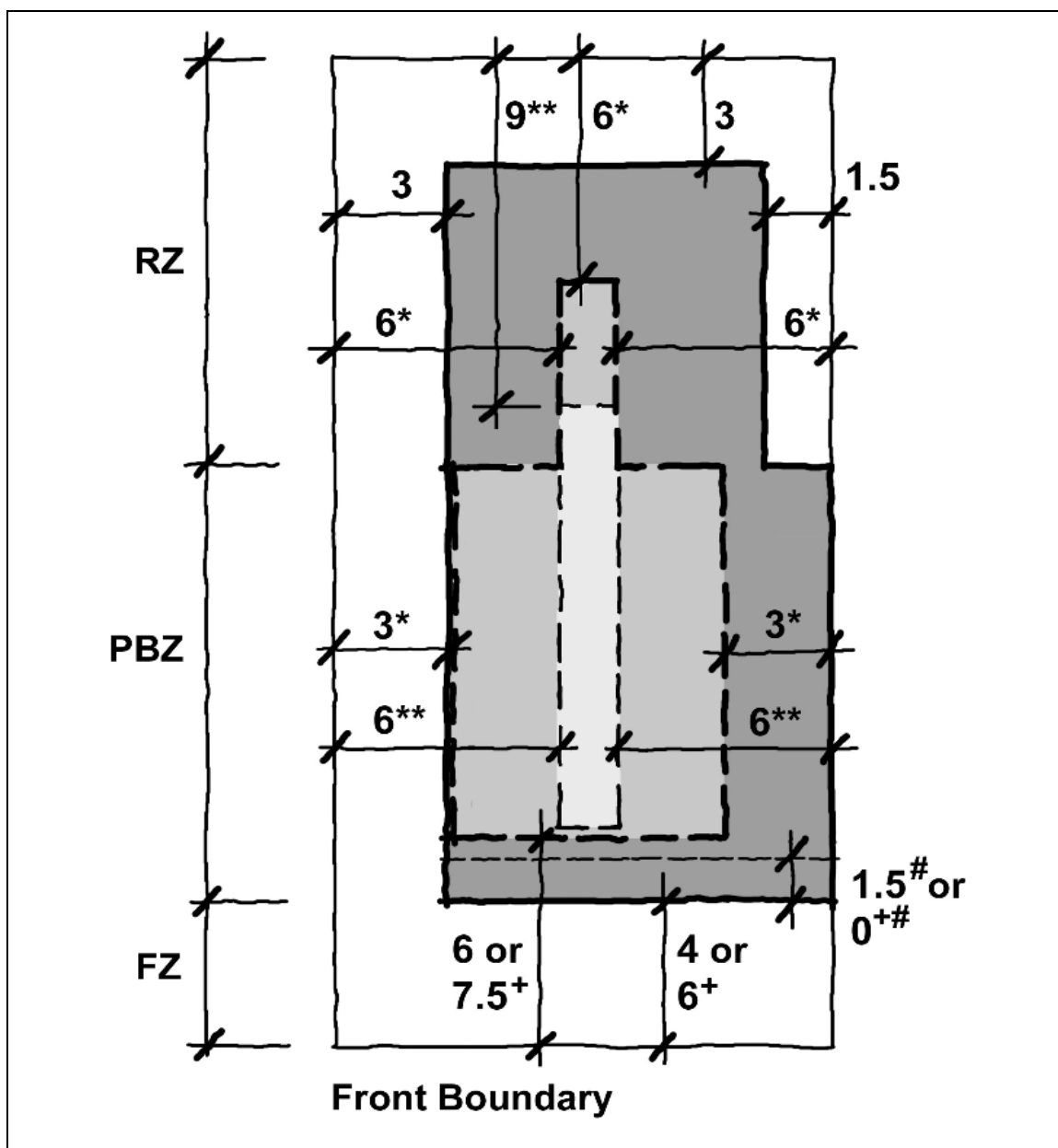


Figure C1 Setbacks - Front Boundary less than 15m wide

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p>+ Front setbacks on blocks in subdivisions approved prior to 18 October 1993.</p> <p># Front street setback to garages (refer Table 2)</p>		
RZ = Rear Zone		PBZ = Primary Building Zone
		FZ = Front Zone

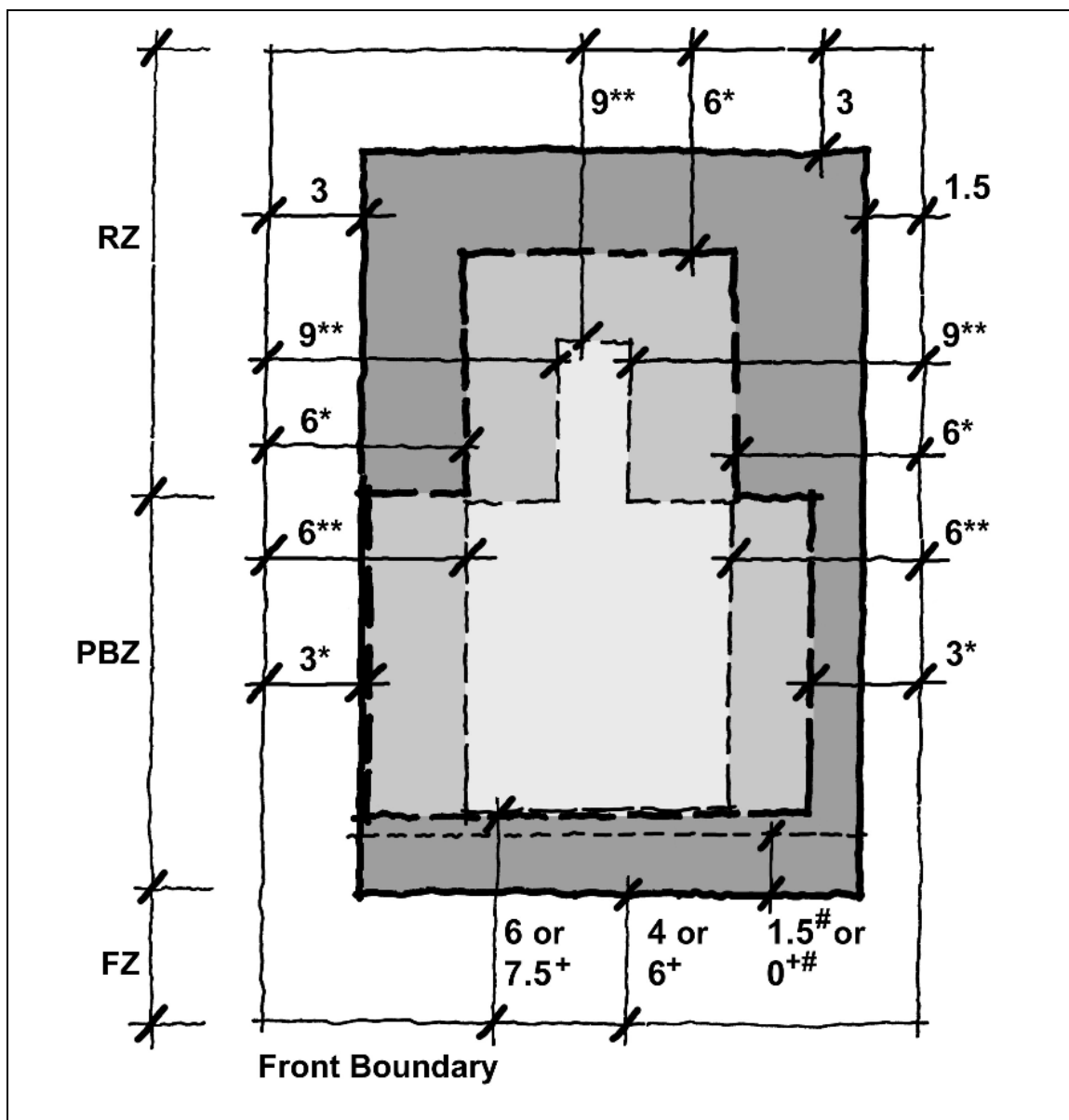





Figure C2 Setbacks - Front Boundary more than 15m wide

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p>* Front setbacks on blocks in subdivisions approved prior to 18 October 1993.</p> <p># Front street setback to garages (refer Table 2)</p>		
RZ = Rear Zone		PBZ = Primary Building Zone
		FZ = Front Zone

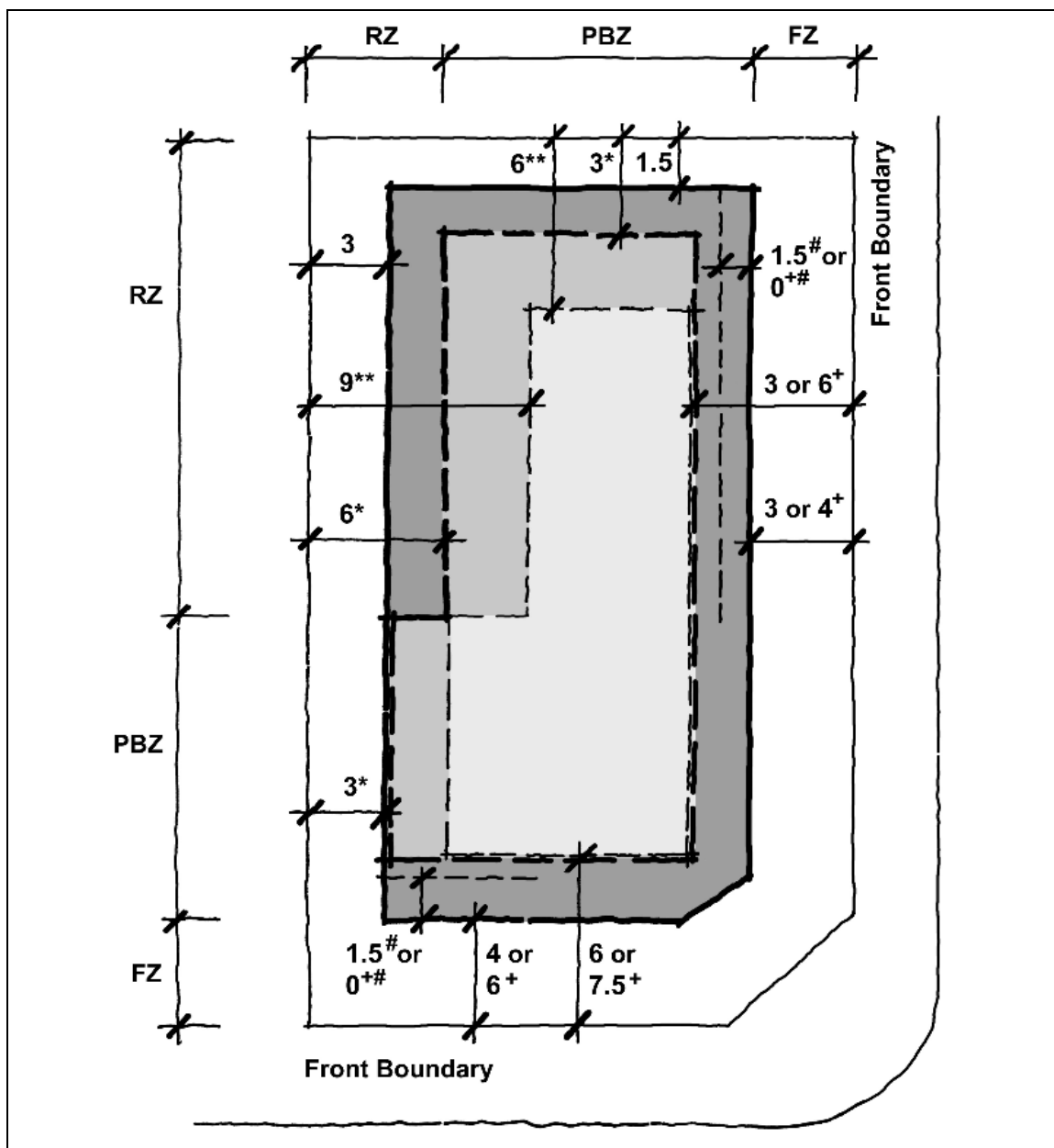





Figure C3 Setbacks - Corner Blocks

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p>* Front setbacks on blocks in subdivisions approved prior to 18 October 1993.</p> <p># Front street setback to garages (refer Table 2)</p>		
RZ = Rear Zone		PBZ = Primary Building Zone
		FZ = Front Zone

Rules	Criteria
2.4 Allowable encroachments	
<p>R32A</p> <p>a) The following building elements may extend within the minimum setbacks:</p> <ul style="list-style-type: none"> i) Fascias, gutters, downpipes ii) Eaves iii) Window shades and screens <p>b) The following building elements may extend within the minimum side or rear setback and/or beyond the building envelope:</p> <ul style="list-style-type: none"> i) Structures and building elements that, if they were a stand alone development, are considered exempt under the <i>Planning and Development Act 2007</i>. 	<p>C32A</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).
2.5 Surveillance Block	
<p>R32B</p> <p>Where identified in a Precinct Code as being a surveillance block provide habitable room(s) above the garage with windows facing and overlooking the rear lane.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Built Form

Intent:

- a) To ensure that the design of buildings are compatible with, and complement, the built form of surrounding properties
- b) To allow flexibility in design and use of materials and colours and encourage high quality architectural standards that contribute to visually harmonious and attractive streetscapes
- c) To ensure that rear and side fencing will assist in providing privacy to open space areas
- d) To ensure buildings are designed and sited to provide privacy between neighbours and between occupants and the public
- e) To provide adequate light and natural ventilation between dwellings
- f) To ensure that the design of buildings provides visual variety and interest within overall harmony with surrounding development

Note: Under the *Building Act 2004* most buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

Rules	Criteria
3.1 Materials and Finish	
<p>R33</p> <p>Metal roofing and/or metal walling is painted or pre-coloured other than in white or off-white. A finish is white or off-white when, compared to <i>Australian Standard AS 2700 – Colour Standards for General Purposes</i>, the colour which under that standard that most closely matches the finish is any of the following colour codes or names under that standard:</p> <ul style="list-style-type: none">a) Y31 (Lily Green), Y33 (Pale Primrose), or Y35 (Off White);b) X33 (Warm White);c) R32 (Apple Blossom), R33 (Ghost Gum);d) B33 (Mist Blue), or B35 (Pale Bluee) G42 (Glacier);f) N14 (White).	<p>C33</p> <p>Roofing and/or wall finish to avoid glare.</p>
<p>R34</p> <p>Structures and plant and equipment situated on the roof is not visible from the street frontage or unleased territory land unless exempt under <i>Planning & Development Act 2007</i>. This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.</p>	<p>C34</p> <p>Any structures and plant and equipment situated on or visible above the roofline is as inconspicuous as possible or does not significantly impact on the amenity of the streetscape or neighbours.</p>

Rules	Criteria
<p>R35</p> <p>Garages and carports within 15 m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.</p>	<p>C35</p> <p>The construction of garages and carports are compatible with the dwelling design in terms of materials and colours.</p>
3.2 Interface	
<p>R36</p> <p>Free standing walls or fencing are not permitted forward of the building line except where one or more of the following apply:</p> <ul style="list-style-type: none"> a) previously approved in an estate development plan b) consistent with a relevant precinct code c) it is a gate to a maximum height of 1.8m in an established, vigorous hedge d) it is a courtyard wall that meets the requirements of R37/C37. 	<p>C36</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundaries Fences General Code.</p>
<p>R37</p> <p>Courtyard walls forward of the building line have:</p> <ul style="list-style-type: none"> a) a total length not exceeding 50% of the width of the block, or 70% in the case of blocks less than 12m wide, at the line of the wall b) a minimum setback from the front boundary of not less than 50% of the minimum front street setback c) a maximum height not exceeding 1.8m d) brick, block or stonework construction, any of which may be combined with feature panels e) the area between the wall and the front boundary planted with shrubs f) courtyard walls do not obstruct site lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1-<i>The Australian Standard for Off-Street Parking</i>. 	<p>C37</p> <ul style="list-style-type: none"> a) Courtyard walls forward of the building line may be considered where the existing front building facade is maintained as the dominant built element in the streetscape. b) The courtyard wall reads as a secondary built element of appropriate proportions and character with respect to: <ul style="list-style-type: none"> i) height ii) relationship to verge footpath iii) total proportion relative to the building width iv) colour and design features v) transparency and articulation vi) protection of existing desirable landscape features vii) tree and shrub planting forward of the wall c) courtyard walls do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with AS2890.1-<i>The Australian Standard for Off-Street Parking</i>.
R38	

Rules	Criteria
Fences are permitted in accordance with the <i>Common Boundaries Act 1981</i> .	This is a mandatory requirement. There is no applicable criterion.

Element 4: Parking and Site Access

Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents and visitors
- c) To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street
- d) To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards

Rules	Criteria
4.1 Vehicle Access	
<p>R39</p> <p>There is one driveway and kerb crossing for each block.</p>	<p>C39</p> <p>Provided all other provisions in this element are met, more than one driveway and kerb crossing over the verge may be permitted for:</p> <ul style="list-style-type: none"> a) forward entry to roads carrying greater than 3000 vpd; or b) large blocks where the visual impact to the streetscape is not adversely affected, provided the site access is of appropriate proportions and character with respect to: <ul style="list-style-type: none"> i) relationship to verge footpath ii) total proportion of the width of the access relative to the building width iii) design features iv) protection of existing landscape features.

Rules	Criteria
<p>R40</p> <p>The location and design of residential driveway verge crossings are:</p> <ul style="list-style-type: none"> a) 1.2 m horizontally clear of stormwater sumps and other services b) 1.5 m horizontally clear of transformers, bus stops, public light poles c) 6.0 m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance) d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb e) at a right angle to the kerb line with a maximum 10% deviation f) a maximum of 5.5 m width, and a minimum of 5 m width at the kerb, a minimum 3 m width at the front boundary, and a maximum width no greater than the width at the kerb g) outside of the drip line of mature trees, and a minimum of 3 m clear of small and new street trees h) compliant with AS 2890.1 – <i>The Australian Standard for Off Street Parking</i> as amended from time to time, having particular regard for sightlines and cross fall of the site i) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence). If the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original. 	<p>C40</p> <p>If the development proposal does not comply with R40 the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
4.2 Parking	
<p>R42</p> <p>Two car-parking spaces are provided on the site.</p>	<p>C42</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <ul style="list-style-type: none"> a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access b) no traffic hazards are created by the provision of access and parking facilities for a development c) the safety of all users, especially pedestrians and cyclists, is considered d) the creation of community surveillance of car parking areas by people using neighbouring areas e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas f) adequate supply of parking for the level of demand generated by the development g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.

Rules	Criteria
<p>R43</p> <p>a) Car-parking spaces:</p> <ul style="list-style-type: none"> i) can be in tandem where they belong to the same dwelling, except for visitor parking where required ii) do not encroach any property boundaries. <p>b) One space is capable of being roofed and be behind the front zone.</p> <p>c) Minimum dimensions of on-site car parking spaces are:</p> <ul style="list-style-type: none"> i) 6.0 x 3.0 m single roofed space ii) 6.0 x 5.5 m double roofed space iii) 5.5 x 3.0 m unroofed space (unless for multiple spaces side by side, in which case, minimum 5.5 x 2.6 m per unroofed space is required) iv) 6.7 x 2.3 m parallel parking spaces v) 2.1 m minimum height to any overhead structure <p>d) Sightlines for off-street car-parking facilities are designed in accordance with the relevant requirements in AS2890.1 - <i>The Australian Standard for Off Street Parking</i>.</p>	<p>C43</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <ul style="list-style-type: none"> a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access b) no traffic hazards are created by the provision of access and parking facilities for a development c) the safety of all users, especially pedestrians and cyclists, is considered d) the creation of community surveillance of car parking areas by people using neighbouring areas e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas f) adequate supply of parking for the level of demand generated by the development g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.
<p>R44</p> <p>The maximum total width of garage door openings and external width of carports is 6m, or 50% of the frontage of the dwelling, whichever is less.</p>	<p>C44</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <ul style="list-style-type: none"> a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access b) no traffic hazards are created by the provision of access and parking facilities for a dwelling c) the safety of all users, especially pedestrians and cyclists, is considered d) parking generated by a dwelling does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas

Rules	Criteria
	e) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.
<p>R45</p> <p>Provision for vehicle parking is not permitted on verges.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Amenity

Intent:

- a) Development is sited and designed to promote energy efficiency and maximise solar access to private open space and living areas of dwellings
- b) Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling

Rules	Criteria
5.1 Solar Access	
<p>R46</p> <p>Development is sited to allow a minimum of 3 hours of direct sunlight onto the floor or internal wall of the main daytime living area of the dwelling between the hours of 9.00 am and 3.00 pm on 21 June (winter solstice).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.2 Private Open Space	
<p>R47</p> <p>The development provides 60% of the area of the block, less 50m², as private open space.</p>	<p>C47</p> <p>Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.</p>
<p>R48</p> <p>At least one area of private open space is provided on-site to meet the following minimum area and dimension requirements:</p> <ul style="list-style-type: none"> a) 10% of the area of the block b) 6 m x 6 m. 	<p>C48</p> <p>Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.</p>
<p>R49</p> <p>An area of private open space with a minimum dimension of at least 6 metres is:</p> <ul style="list-style-type: none"> a) screened from public view b) not forward of the building line except where permitted by, and illustrated in, an approved estate development plan c) located <ul style="list-style-type: none"> (i) not to the south, south-east or south-west of the dwelling, or 	<p>C49</p> <ul style="list-style-type: none"> a) Private open space is capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment, recreation, and it is directly accessible from the dwelling. b) Private open space forward of the front building line ensures the amenity of the private open space and the dwelling is protected whilst maintaining opportunities for passive surveillance. c) Private open space is to take account of

Rules	Criteria
<p>(ii) to maintain a minimum three hours sunlight onto 50% of the ground between the hours of 9:00am and 3:00pm on 21 June (winter solstice)</p> <p>d) at ground level and directly accessible from a main daytime living area of the dwelling</p>	<p>outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round use.</p>
<p>R50</p> <p>A minimum of 50% of the private open space is to be retained as planting area.</p>	<p>C50</p> <p>Unpaved or unsealed areas are provided to facilitate on-site infiltration of stormwater run-off and provision of landscaping.</p>

Element 6: Environment

Intent:

- a) To encourage harvesting of rainwater and the efficient use of water resources

Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design

Rules	Criteria
<p>6.1 Water Sensitive Urban Design</p> <p>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</p>	
<p>R51</p> <p>For all new dwellings (including in established areas), as well as extensions and alterations that increase the roof area by more than 50%, then water storage of the following capacity are provided on-site for each dwelling:</p> <p>a) <300m² block</p> <p>i) No minimum water storage requirement</p> <p>ii) minimum ★★★ WELS* rated plumbing fixtures</p> <p>b) small block: 300 – 499m²</p> <p>i) minimum storage: 2,000 litres</p> <p>ii) 50% or 75m² of roof area, whichever is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps</p> <p>c) medium block: 500-800m²</p> <p>i) minimum storage: 4000 litres</p> <p>ii) 50% or 100m² of roof area, whichever</p>	<p>C51</p> <p>For all new dwellings (including in established areas), as well as extensions and alterations that increase the roof area by more than 50%, evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the ACTPLA on-line assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p>

Rules	Criteria
<p>is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps</p> <p>d) large block: >800m²</p> <p>i) minimum storage: 5,000 litres</p> <p>ii) 50% or 125m² of roof area, whichever is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps, or</p> <p>b) Rule 52 applies.</p> <p>*Water efficiency labelling and standards (WELS) scheme</p>	
<p>R52</p> <p>If Rule 51 is not met for all new dwellings (including in established areas), as well as extensions and alterations that increase the roof area by more than 50%, a greywater system captures all bathroom and laundry greywater and treats it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps.</p>	<p>C52</p> <p>For all new dwellings (including in established areas), as well as extensions and alterations that increase the roof area by more than 50%, evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the ACTPLA on-line assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p>

Part C(2) – Single Dwelling Housing - Additional Controls for Deakin and Forrest

This part of the Code applies to development applications for single dwelling housing in Deakin, Sections 5-8 and Forrest, Sections 20-22 and 26-27. It provides additional controls to, or controls that are to be applied in lieu of, those in C(1) for single dwelling housing. The controls have been applied due to the distinctive environmental quality of these historic Sections of South Canberra, particularly in relation to streetscape, block size, on site landscape and built form.

These controls are either in addition to, or in lieu of, those in Part C(1). Where a control is in addition to one contained in Part C(1) it will be identified with the words '**Additional Control**' in the Item title bar. Where a control is in lieu of one contained in Part C(1) it will identify which control it replaces.

Parts A, B and C(1) of this Code also apply.

Element 2: Building and Site Controls

Intent:

- a) To ensure that buildings are compatible, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.
- b) To ensure buildings are designed and sited to provide privacy between neighbours

Rules	Criteria
2.1 Height (Additional Control)	
R54 Buildings do not exceed 11.5 m in height above natural ground level.	This is a mandatory requirement. There is no applicable criterion.
2.2 Plot Ratio (Replaces A(1) R4 and A(2) R6A)	
R55 Maximum site density does not exceed a plot ratio of 35%.	Buildings to be limited in scale to ensure compatibility with adjacent development.
2.3 Front Street Setbacks (Replaces R30)	
R56 Buildings are setback a minimum of 10 m from the front street boundary.	C56 Front street setbacks respect the established building lines of surrounding properties.
2.4 Side and Rear Setbacks (Replaces R31 and R32)	
There is no applicable rule.	C57 Buildings and other structures are sited and designed to protect a reasonable amount of privacy and solar access to adjacent dwellings and their private open space.

Element 3: Built Form

Intent:

- a) To ensure that buildings are compatible, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.

Rules	Criteria
3.1 Materials and Finish (Additional Control)	
<p>R58</p> <p>Buildings are constructed:</p> <p>a) of masonry materials</p> <p>b) with pitched roofs, except where alterations and/or additions are proposed to existing flat roofed houses.</p>	<p>C58</p> <p>Building materials are compatible and complement adjacent development.</p>

Element 5: Amenity

Intent:

New development blends into the landscape setting and character of the locality

Rules	Criteria
5.1 Landscaping (Additional Control)	
<p>There is no applicable rule.</p>	<p>C59</p> <p>An evaluation of exiting trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.</p>

Part C(3) - Single Dwelling Housing - Compact Blocks in New Estates

This part of the Code applies to development applications for single dwelling housing on Compact Blocks, ie. blocks having a site area 250m² or less. Part B of the Code also applies. Part A of the Code does not apply.

Residential compact blocks provide opportunities within Residential Zones for small household blocks of up to, and including, 250m². Residential compact blocks aim to increase the range of housing alternatives in new estates and entry price points to meet the diverse housing requirements of the Canberra community. Single dwelling housing on compact blocks is one tool for the delivery of affordable housing.

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings complement the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) Provide privacy between neighbours and between occupants and the public
 - ii) Provide adequate light and natural ventilation between dwellings
 - iii) Contribute to attractive streetscapes

Rules	Criteria
2.1 Height – RZ1 Zone	
R60 Buildings do not exceed 2 storeys. Attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling.	This is a mandatory requirement. There is no applicable criterion.
2.2 Height – Other Zones	
R61 Buildings do not exceed 2 storeys. Attics, basements or basement car parking are permitted.	This is a mandatory requirement. There is no applicable criterion.
2.3 Front Street Setback (including both frontages on a corner block)	
R62 Front setbacks are a minimum of: <ul style="list-style-type: none">a) 3m to lower floor level and upper floor level of the dwelling;b) 5.5m to the garage or carport.	C62 The front setback: <ul style="list-style-type: none">a) reflects the existing or proposed streetscape characterb) provides for the most efficient use of the site

Rules	Criteria
<p>Except</p> <p>c) for a rear loading block, minimum front setback to the rear lane:</p> <ul style="list-style-type: none"> i) 0m to lower floor level and upper floor level of the dwelling; ii) 0m to the garage or carport. <p>Or</p> <p>d) Where adjoining pedestrian paths with a width of 6 metres or less, minimum front setback to the pedestrian path:</p> <ul style="list-style-type: none"> i) 0m to lower floor level and upper floor level of the dwelling; ii) 0m to the garage or carport. 	<p>c) will not significantly compromise the amenity of residents of the proposed building and residents of adjoining and adjacent dwellings</p> <p>d) is related to the height of the building and to the width of the street to ensure pedestrian scale at street level</p> <p>e) space is provided for street trees to grow to maturity</p> <p>f) parking and garages do not dominate the frontage of the development.</p>
2.4 Rear Setback	
<p>R63</p> <p>Rear setbacks are a minimum of:</p> <ul style="list-style-type: none"> a) for single storey dwelling – 3m; b) for two storey dwelling – 4m to lower floor level and upper floor level. 	<p>C63</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).
2.5 Side Setback	
<p>R64</p> <p>Side setbacks are a minimum of:</p> <ul style="list-style-type: none"> a) Lower floor level: <ul style="list-style-type: none"> i) 0 m to both side boundaries; or ii) 0 m to one side boundary and 900mm to blank wall or 1.5 m to windows or doors facing the side boundary. b) Upper floor level: <ul style="list-style-type: none"> i) 0 m to both side boundaries; or ii) 0 m to one side boundary and 900mm to blank wall or 1.5 m to windows facing the side boundary, with sill heights to be \geq 1.7 m from the floor or with permanently fixed panes of obscure glass. 	<p>C64</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).

Rules	Criteria
2.6 Side Setback – Corner Block	
<p>R65</p> <p>Side setbacks for a corner block are a minimum of:</p> <p>a) for <i>lower floor level</i>:</p> <ul style="list-style-type: none"> i) 3m to the shorter side boundary and 0m to the longer side boundary; or ii) 3m to the shorter side boundary and 900mm to blank walls and 1.5m to windows and doors facing the longer side boundary. <p>Except for a rear loading block:</p> <ul style="list-style-type: none"> iii) 0m to both side boundaries; or iv) 0m to the shorter side boundary and 900mm to blank walls and 1.5m to windows or doors facing the longer side boundary. <p>b) for <i>upper floor level</i>:</p> <ul style="list-style-type: none"> i) 3m to the shorter boundary and 0m to the longer boundary; or ii) 3m to the north facing boundary and 0m where the lower floor level is built to the side boundary, otherwise 900mm to blank walls and 1.5m to windows facing the side boundary with a sill height ≥ 1.7m above the upper floor level finished floor level or to windows with permanent fixed panes of obscure glass <p>except for a rear loading block;</p> <ul style="list-style-type: none"> iii) 0m where the lower floor level is built to the side boundary, otherwise 900mm to blank walls and 1.5m to windows facing the side boundary with a sill height ≥ 1.7m above the upper floor level finished floor level or to windows with permanent fixed panes of obscure glass. 	<p>C65</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).

Rules	Criteria
2.7 Surveillance Block	
<p>R65A</p> <p>Where identified in a Precinct Code as being a surveillance block provide habitable room(s) above the garage with windows facing and overlooking the rear lane.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Built Form

Intent:

- a) To provide a high amenity interface with adjacent standard block development
- b) To ensure that fencing will assist in providing privacy to open space areas
- c) To contribute to attractive streetscapes

Rules	Criteria
3.1 Materials and Finishes	
<p>R66</p> <p>Metal roofing and/or metal walling is painted or pre-coloured other than in white or off-white. A finish is white or off-white when, compared to <i>Australian Standard AS 2700 – Colour Standards for General Purposes</i>, the colour which under that standard that most closely matches the finish is any of the following colour codes or names under that standard:</p> <ul style="list-style-type: none"> a) Y31 (Lily Green), Y33 (Pale Primrose), or Y35 (Off White); b) X33 (Warm White); c) R32 (Apple Blossom), R33 (Ghost Gum); d) B33 (Mist Blue), or B35 (Pale Blue e) G42 (Glacier); f) N14 (White). 	<p>C66</p> <p>Roofing and/or wall finish to avoid glare.</p>

Rules	Criteria
3.2 Interface	
<p>R67</p> <p>Front fences and courtyard walls are a maximum height:</p> <ul style="list-style-type: none"> a) of 1200mm and constructed of transparent style materials with one portion up to a maximum height of 1500mm where located adjacent to the dwelling's main area or private open space; or b) as specified in a Precinct Code applying to the site. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R68</p> <p>Where a fence or courtyard wall is forward of the building line and is required to screen private open space on a corner block, the wall or fence is:</p> <ul style="list-style-type: none"> a) minimum front setback: 2m; b) maximum height: 1.8m <p>except where permitted by the <i>Residential Boundary Fences General Code</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Parking and Site Access

Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents
- c) To ensure that parking facilities do not detract from the streetscape amenity and surveillance of the street
- d) To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards

Rules	Criteria
4.1 Vehicle Access	
<p>R69</p> <p>For <i>front loaded blocks</i>, there is one driveway and kerb crossing for each block with a width of 3 m at the front street boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
4.2 Parking	
<p>R70</p> <p>Notwithstanding the provisions of R62 & R63, car parking is provided and located on the block as follows:</p> <p>a) for a 1 bedroom dwelling - 1 space setback 0m from the front street boundary where not provided as a garage or carport;</p> <p>except for a rear loading block – 1 space setback 0m from the rear lane.</p> <p>b) for a dwelling containing 2 or more bedrooms - 2 spaces accommodated in tandem setback 0m from the front street boundary, where not provided as a garage or carport;</p> <p>except for a rear loading block – 2 spaces setback 0m from the rear lane;</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R71</p> <p>For <i>rear loaded blocks</i>, vehicle access is to be provided from a rear lane only. No car accommodation is to be provided to the front street boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R72</p> <p>For <i>rear loaded blocks</i>, finished floor levels of car accommodation are to match the verge levels provided at the property boundary. Changes to verge levels will not be permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R73</p> <p>No infill panels are to be provided to any carport.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R74</p> <p>Minimum side setback of 0 m to any carport or garage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.3 Circulation/Pedestrian Access	
<p>R75</p> <p>Pedestrian access is to be provided from the street address.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Amenity

Intent:

- a) Development is sited and designed to promote energy efficiency and maximise solar access to private open space and living areas of dwellings
- b) Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling

Rules	Criteria
5.1 Solar Access	
R76 Development is sited to allow the main daytime living areas and private open space of the dwelling to have a northerly orientation.	C76 The orientation of the dwelling optimises solar access to living areas and the private open space.
5.2 Private Open Space	
R77 The development provides at least one area of private open space to meet the following minimum requirements: <ul style="list-style-type: none">a) At ground level and directly accessible from a main daytime living area of the dwellingb) A minimum dimension of 3 m x 3 m.	This is a mandatory requirement. There is no applicable criterion.

Element 6: Environment

Intent:

- a) To encourage the efficient use of water resources
- b) Note: Refer to Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design

Rules	Criteria
6.1 Water Sensitive Urban Design	
R78 Minimum ★★★ WELS* rated plumbing fixtures are provided to the dwelling. *Water efficiency labelling and standards (WELS) scheme	This is a mandatory requirement. There is no applicable criterion.

Element 7: Services

Intent:

- a) To provide site facilities and service areas and design them to be convenient and visually attractive

Rules	Criteria
7.1 Site Facilities	
R79 A storage space for mobile garbage and recycling bins is to be provided, to allow bins to be screened from public view.	This is a mandatory requirement. There is no applicable criterion.
R80 External clothes drying facilities are to be provided. These facilities are to be screened from public view.	This is a mandatory requirement. There is no applicable criterion.

Part C(4) - Single Dwelling Housing – Midsized Blocks (>250 – 500m²) in New Estates

This part of the Code applies to development applications for single dwelling housing on residential midsized blocks >250m² and up to and including 500m² in new estates.

This part of the code provides additional controls to, or controls that are to be applied in lieu of, those in Parts A and C(1) for single dwellings. Part B of the Code also applies.

Residential midsized blocks aim to increase the range of housing alternatives in new estates to meet the diverse housing requirements of the Canberra community.

Element 2: Building and Site Controls

Intent:

- a) To ensure buildings complement the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
 - i) Provide privacy between neighbours and between occupants and the public
 - ii) Provide adequate light and natural ventilation between dwellings
 - iii) Contribute to attractive streetscapes

Rules	Criteria
2.1 Building Envelope (Replaces Part A R3, R6, R9 & R11)	
<p>R81</p> <p>Buildings are sited wholly within the building envelope (Refer Figure A4) defined by:</p> <ul style="list-style-type: none">a) Boundaries that are the north facing boundary of an adjoining residential block:<ul style="list-style-type: none">i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2.0m above natural ground level at the side boundary, up to a maximum building height of 8.5m above natural ground level, orwhere a wall is located on this boundary, planes projected at 30 degrees above the horizontal from a height of 3.0m above natural ground level of the boundary up to a maximum height of 8.5m above the natural ground level.ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2.0m above natural	<p>C81</p> <p>The built form does not adversely impact on the amenity of neighbouring properties by ensuring:</p> <ul style="list-style-type: none">a) sufficient spatial separation between adjoining developmentsb) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.

Rules	Criteria
<p>ground level at the side and rear boundary, up to a maximum of 8.5m above natural ground level.</p> <p>b) for all other side and rear boundaries:</p> <p>i) within the primary building zone (PBZ), planes projected at 45 degrees above the horizontal from a height of 4.5m above natural ground level at the side boundary, up to a maximum building height of 8.5m above natural ground level</p> <p>ii) within the rear zone (RZ), planes projected at 30 degrees above the horizontal from a height of 3.5m above natural ground level at the side boundary, up to a maximum building height of 8.5m above natural ground level.</p>	

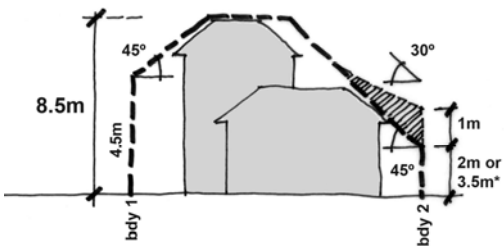
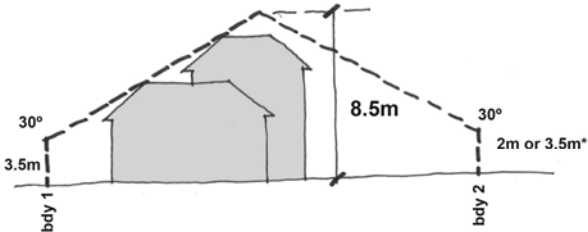
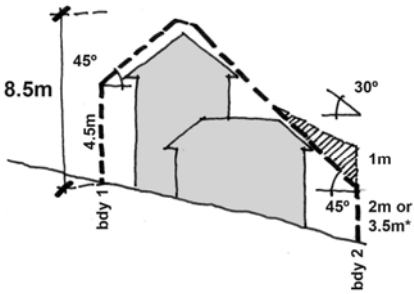
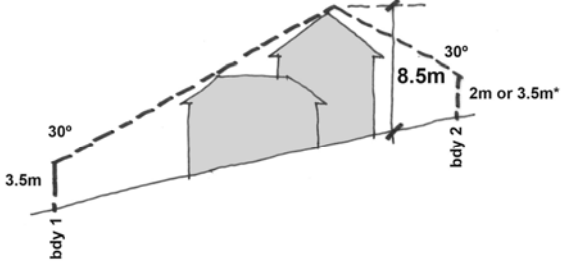
 <p>Within the <i>Primary Building Zone</i></p>  <p>Within the <i>Rear Zone</i></p>	 <p>Within the <i>Primary Building Zone</i></p>  <p>Within the <i>Rear Zone</i></p>
Flat Site	Sloping Site

Figure A4 Building Envelope

*2 metres where the boundary is a north facing boundary of an adjoining residential block.

/// Hatched area indicates permissible encroachment under rule R81 a. i) for a garage, non-habitable room or habitable room with a cavity wall.

Rules	Criteria
2.2 Front setback (Replaces R30)	
R82 Minimum front setbacks as specified in Table 1: <i>Articulation elements</i> are permitted to encroach a maximum of 1m into the minimum front setback provided they do not contribute to the calculation of Gross Floor Area (GFA)*.	C82 The front setback: <ul style="list-style-type: none"> a) reflects the existing or proposed streetscape character b) provides for the most efficient use of the site c) will not significantly compromise the amenity of residents of the proposed building and residents of adjoining and adjacent dwellings d) is related to the height of the building and to the width of the street to ensure pedestrian scale at street level e) space is provided for street trees to grow to maturity f) parking and garages do not dominate the frontage of the development.

* Articulation elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a carport is not considered an articulation element)

Table 1 – Front Boundary Setbacks (Refer Figures C5 – C7)

	Front boundary including short front boundary of corner block	Long front boundary of a corner block	Rear lane front boundary of a rear loading block*
Lower Floor Level & Upper Floor Level (LFL & UFL)	4.0m	3.0m	0m
Garage / Carport	5.5m with a minimum of 1.5m behind the front building line	5.5m with a minimum of 1.5m behind the front building line	0m
Garage / Carport	5.5m where there is a courtyard wall in the front zone of the block	5.5m where there is a courtyard wall in the front zone of the block	0m

* provided the rear lane width accommodates vehicular access and egress to and from the rear loading block and appropriate sightlines are achieved in accordance with A2890.1 The Australian Standard for Off-street Parking.

Chamfers are ordinarily found at the corner of a block at the junction of streets. Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary.

Rules	Criteria
2.3 Side setback (Replaces R31)	
<p>R83</p> <p>Minimum option 1 side setbacks are as specified in Table 2 , or</p> <p>Where identified in a precinct code as having the option 2 side setbacks the minimum side setbacks are prescribed in Table 3.</p>	<p>C83</p> <p>a) Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <p>i) sufficient spatial separation between adjoining developments</p> <p>ii) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).</p> <p>b) Setbacks are progressively increased as wall heights increase to reduce bulk and scale of the building.</p>

Table 2: Side Boundary Setbacks –Option 1 (Refer Figures C4 & C5)

	Side Boundary 1	Side Boundary 2*
LFL in the PBZ	1.5m	1.5m or 0m**
LFL in the RZ	3.0m	0.9m
UFL1 in the PBZ***	1.5m	3.0m
UFL 2 in PBZ****	6.0m	6.0m
UFL in the RZ	6.0m	6.0m

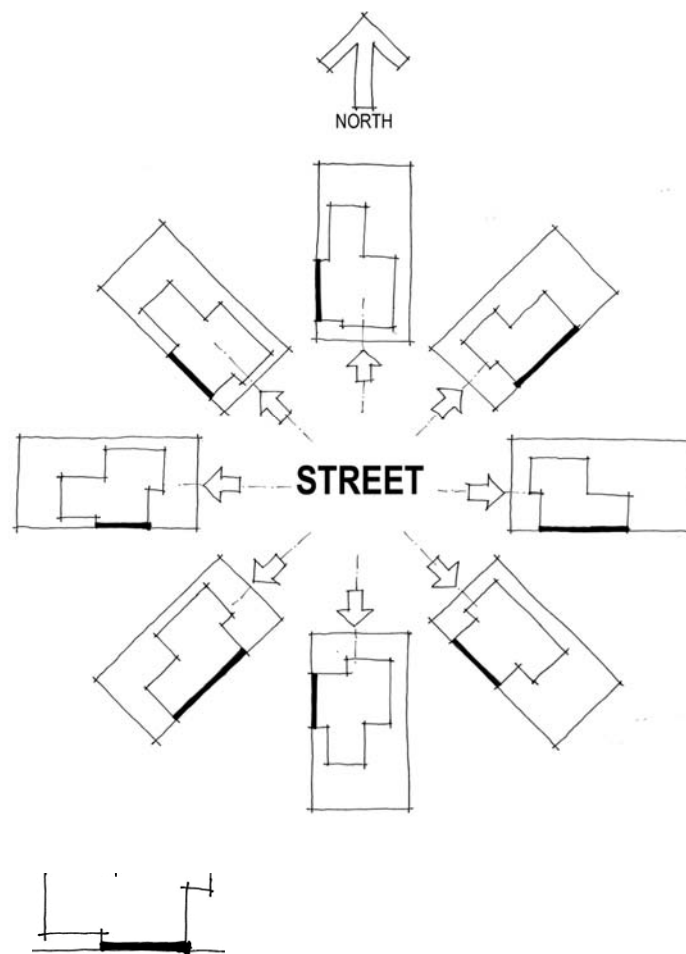
* Boundary 2 location is as specified in Figure C4 or as otherwise stipulated in a precinct code.

** Provided the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non habitable rooms and cavity walls to habitable rooms.

*** Blank walls, walls with windows with sill heights $\geq 1.7\text{m}$ or with permanent fixed panes of obscure glass, or screen walls.

**** Walls with other windows, outer faces of unscreened decks, balconies and external stairs.

Figure C(4) Location of side boundary 2, relative to orientation



Denotes the location of side boundary 2

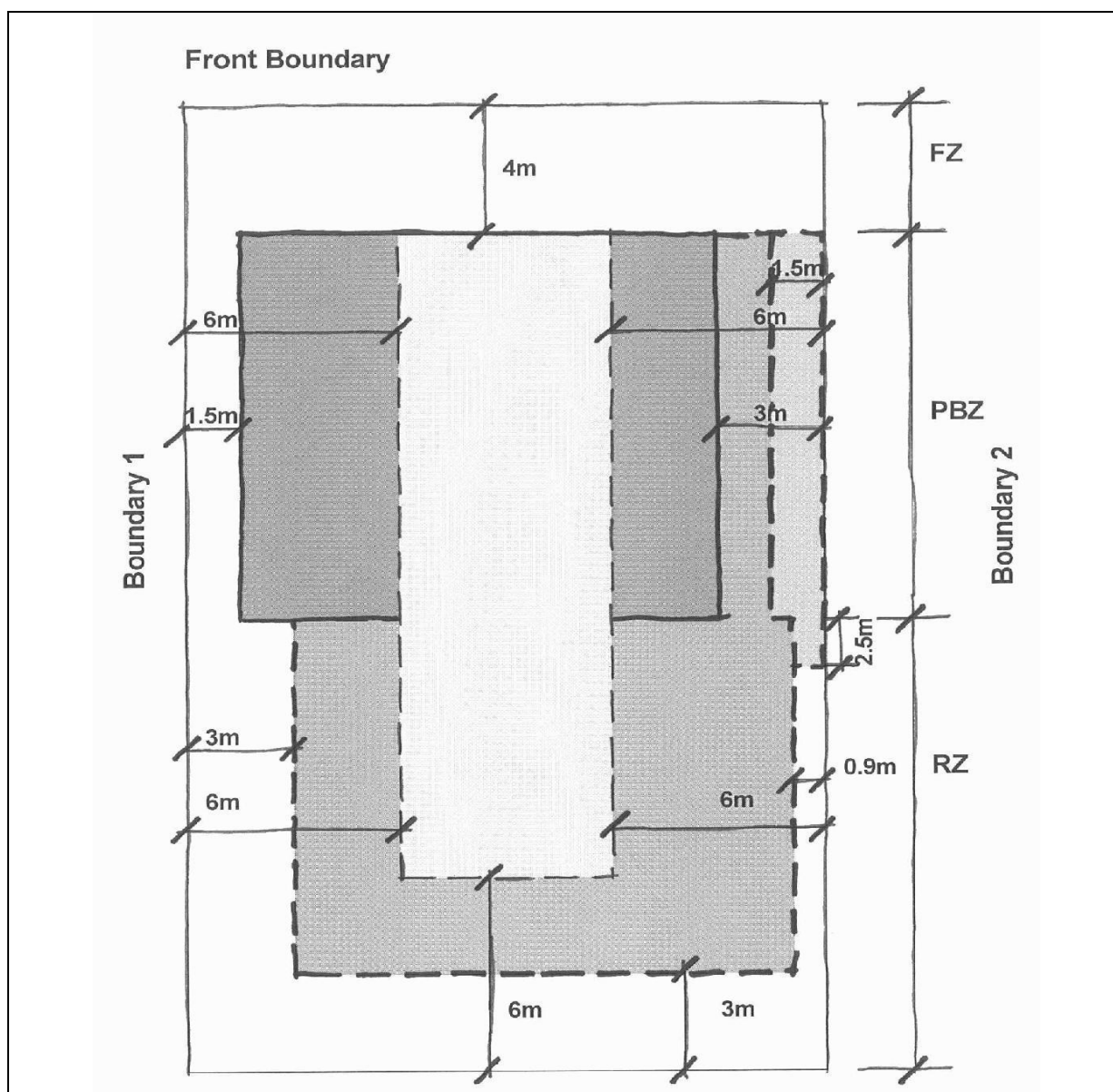


Figure C5 Setbacks –Option 1

	Lower Floor Level Setbacks	
	Lower Floor Level Setback	Where the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non habitable rooms and cavity walls to habitable rooms.
	Upper Floor Level Setback	Where design incorporates blank walls, walls with windows with sill heights $\geq 1.7\text{m}$ or with permanent fixed panes of obscure glass, or screen walls.
	Upper Floor Level Setback	Where design incorporates other windows, outer faces of unscreened decks, balconies and external stairs.
RZ = Rear Zone		PBZ = Primary Building Zone FZ = Front Zone

Table 3 - Side Boundary Setbacks –Option 2 (blocks must be nominated in a precinct code)
(Refer Figures C6 and C7)

	South[^] Facing Boundary	North^{^^} Facing Boundary	East/ West^{^^^} Facing Boundary 1	East / West^{^^^} Facing Boundary 2*
LFL in the PBZ	1.5m 0m**	1.5m 4.0m+	1.5m	1.5m 0m**
LFL in the RZ	1.5m	1.5m 4.0m+	1.5m	1.5m
UFL 1 in PBZ***	1.5m	1.5m 4.0m+	1.5m	1.5m
UFL 1 in RZ***	Not permitted	Not permitted	3.0m	3.0m
UFL 2 in the PBZ****	6.0m	6.0m	6.0m	6.0m
UFL 2 in the RZ****	Not permitted	Not permitted	6.0m	6.0m

- [^] South facing boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between south 30 degrees west and south 20 degrees east.
- ^{^^} North facing boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between north 20 degrees west and north 30 degrees east.
- ^{^^^} East/West boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated either between east 20 degrees north and east 30 degrees south or between west 30 degrees north and west 20 degrees south.
- * Boundary 2 may be stipulated in a precinct code.
- ** Provided the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non habitable rooms and cavity walls to habitable rooms.
- *** Blank walls, walls with windows with sill heights ≥ 1.7m or with permanent fixed panes of obscure glass, or screen walls.
- **** Walls with other windows, outer faces of unscreened decks, balconies and external stairs.
- + The dwelling is required to be setback 4m from the north facing boundary for at least 50% of the building length commencing from at least 4m behind the front building line. The building length is measured 4m behind the front building line.

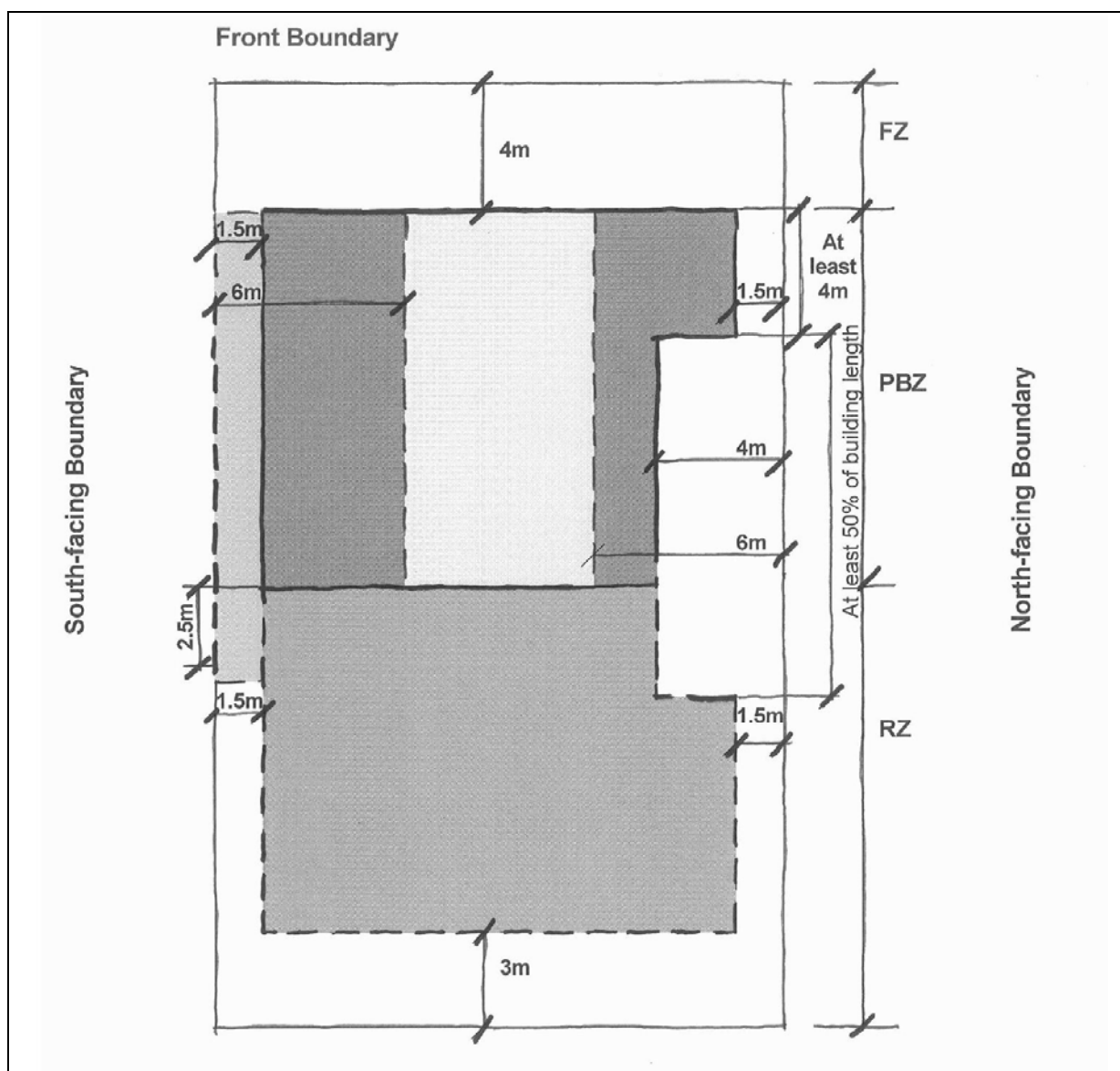


Figure C6 Setbacks –Option 2 – North and south facing side boundaries

	Lower Floor Level Setbacks	
	Lower Floor Level Setback	Where the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non habitable rooms and cavity walls to habitable rooms.
	Upper Floor Level Setback	Where design incorporates blank walls, walls with windows with sill heights $\geq 1.7\text{m}$ or with permanent fixed panes of obscure glass, or screen walls.
	Upper Floor Level Setback	Where design incorporates other windows, outer faces of unscreened decks, balconies and external stairs.
RZ = Rear Zone		PBZ = Primary Building Zone FZ = Front Zone

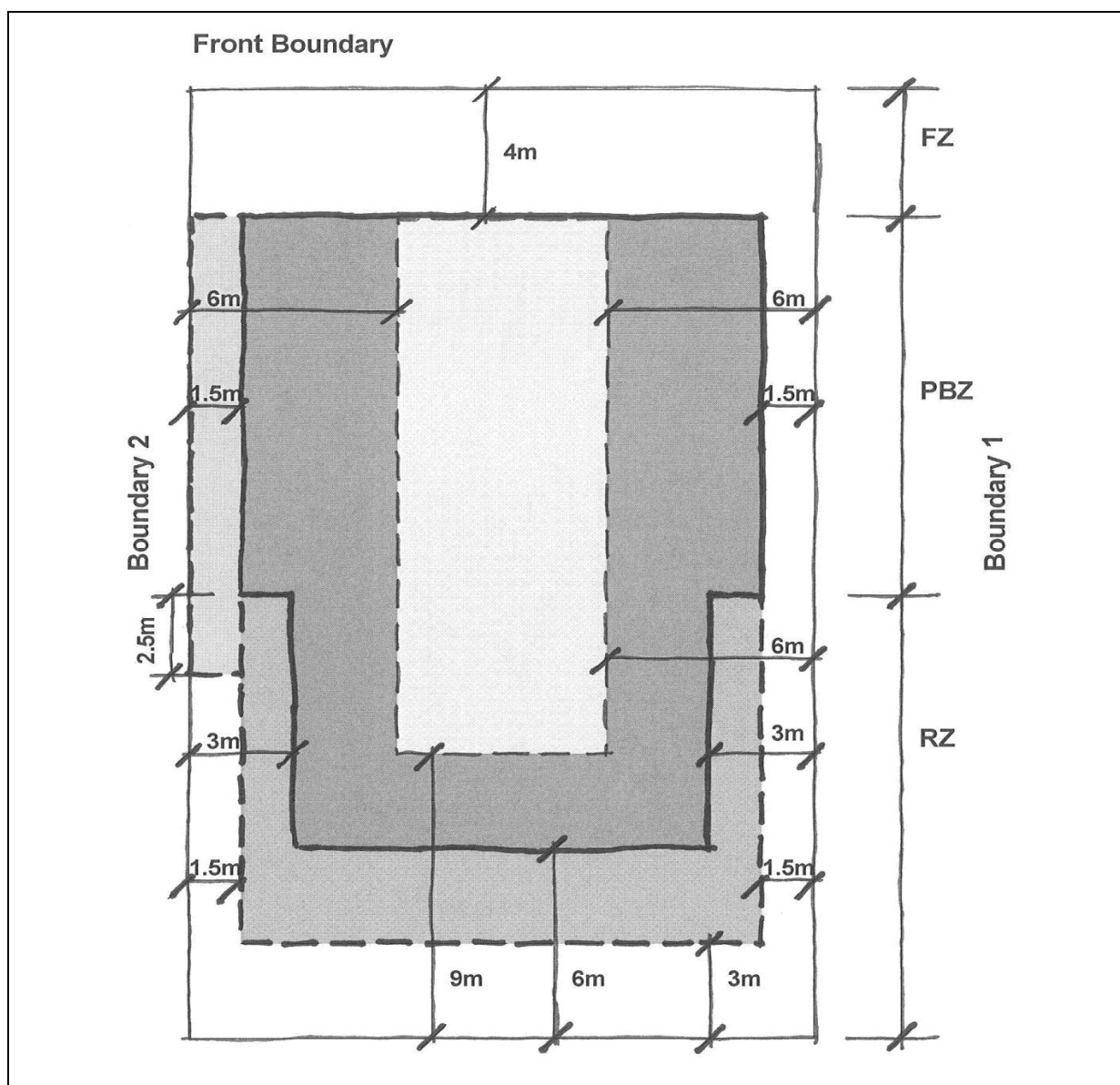


Figure C7 – Setbacks - Alternative Option - East and west facing side boundaries

	Lower Floor Level Setbacks	
	Lower Floor Level Setback	Where the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non habitable rooms and cavity walls to habitable rooms.
	Upper Floor Level Setback	Where design incorporates blank walls, walls with windows with sill heights $\geq 1.7\text{m}$ or with permanent fixed panes of obscure glass, or screen walls.
	Upper Floor Level Setback	Where design incorporates other windows, outer faces of unscreened decks, balconies and external stairs.
RZ = Rear Zone		PBZ = Primary Building Zone FZ = Front Zone

Rules	Criteria
2.4 Rear setback (Replaces R32)	
<p>R84</p> <p>Rear setbacks are a minimum of:</p> <ul style="list-style-type: none"> a) 3m to the lower floor level b) 6m to the upper floor level, or <p>Where identified in a precinct code as having the option 2 side setbacks, the minimum rear setbacks for blocks with east/ west facing side boundaries are:</p> <ul style="list-style-type: none"> a) 3m to the lower floor level b) 6m to the upper floor level* c) 9m to the upper floor level**. 	<p>C84</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).

* Blank walls, walls with windows with sill heights $\geq 1.7\text{m}$ or with permanent fixed panes of obscure glass, or screen walls.

** Walls with other windows, outer faces of unscreened decks, balconies and external stairs.

Element 3: Built Form

Intent:

- a) To ensure that the design of buildings are compatible with, and complement, the built form of surrounding properties
- b) To allow flexibility in design and use of materials and colours and encourage high quality architectural standards that contribute to visually harmonious and attractive streetscapes
- c) To ensure that rear and side fencing will assist in providing privacy to open space areas
- d) To ensure buildings are designed and sited to provide privacy between neighbours and between occupants and the public
- e) To provide adequate light and natural ventilation between dwellings
- f) To ensure that the design of buildings provides visual variety and interest within overall harmony with surrounding development

Rules	Criteria
3.1 Interface (Replaces R37)	
<p>R85</p> <p>Courtyard walls forward of the building line have a minimum front setback of 1m provided:</p> <ul style="list-style-type: none"> (i) the maximum height of the courtyard wall does not exceed 1.5m, and 	<p>C85</p> <ul style="list-style-type: none"> a) Courtyard walls forward of the building line may be considered where the existing front building facade is maintained as the dominant built element in the streetscape. b) The courtyard wall reads as a secondary

Rules	Criteria
<p>(ii) the total length of the courtyard wall measured parallel to the front street boundary does not exceed 6.5m or 50% of the width of the block whichever is the greater, and</p> <p>(iii) the wall is finished and constructed to match or complement the dwelling, and</p> <p>(iv) the area between the wall and the front street boundary is planted with shrubs, and</p> <p>(v) the proposal demonstrates that the location of the courtyard wall does not obstruct sightlines for vehicles and pedestrians on public paths or roads in accordance with A2890.1 – <i>The Australian Standard for Off-Street Parking</i>.</p>	<p>built element of appropriate proportions and character with respect to:</p> <p>i) height</p> <p>ii) relationship to verge footpath</p> <p>iii) total proportion relative to the building width</p> <p>iv) colour and design features</p> <p>v) transparency and articulation</p> <p>vi) protection of existing desirable landscape features</p> <p>vii) tree and shrub planting forward of the wall.</p> <p>c) Courtyard walls do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with AS2890.1- <i>The Australian Standard for Off-Street Parking</i>.</p>

Element 5: Amenity

Intent:

- a) Development is sited and designed to promote energy efficiency and maximise solar access to private open space and living areas of dwellings
- b) Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling

Rules	Criteria
5.2 Private Open Space (Replaces Rule 47, 48, 49 and 50)	
<p>R86</p> <p>a) The development:</p> <p>i) provides a minimum of 60% of the area of the block, less 50m² as private open space; or</p> <p>ii) If the block is identified in a precinct code as an alternative side setback block, provides a minimum of 40% of the area of the block,</p> <p>b) At least one area of private open space on the block meets one of the following minimum dimension, area, location and screening requirements:</p>	<p>C86</p> <p>Private open space provided in the development:</p> <p>a) Has dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.</p> <p>b) Is capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment, recreation, and is directly accessible from the dwelling.</p> <p>c) Where forward of the front of the building</p>

Rules	Criteria
<ul style="list-style-type: none"> i) 6m x 6m and 10% of the block area, screened from public view and behind the building line or enclosed by a courtyard wall forward of the building, or ii) If the block is identified in a precinct code as an alternative side setback, 6m x 4m and 20% of the block area, screened from public view and behind the building or enclosed by a courtyard wall and forward of the building c) The area of private open space provided under R86 (b) is: <ul style="list-style-type: none"> i) For R86 (b) i) located to maintain a minimum three hours sunlight onto 50% of the ground area between the hours of 9:00am and 3:00pm on 21 June (winter solstice), ii) For R86 (b) ii) located to maintain a minimum three hours sunlight onto 25% of the ground area between the hours of 9:00am and 3:00pm on 21 June (winter solstice), iii) at ground level and directly accessible from a main daytime living area of the dwelling. 	<ul style="list-style-type: none"> ensures the amenity of the private open space and the dwelling is protected whilst maintaining opportunities for passive surveillance. d) Takes account of outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round use.
<p>R87</p> <p>A minimum of 50% of the private open space is to be retained as planting area.</p>	<p>C87</p> <p>Unpaved or unsealed areas are provided to facilitate on-site infiltration of stormwater run-off and provision of landscaping.</p>