Australian Capital Territory

Planning (Residential Zones) Technical Specifications 2023

Notifiable instrument NI2023–554

made under the

Planning Act 2023, s 51 (Technical specifications)

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1 Name of instrument

This instrument is the *Planning (Residential Zones) Technical Specifications 2023*.

2 Commencement

This instrument commences on 27 November 2023.

3 Technical specifications

I make the technical specifications at schedule 1.

Ben Ponton
Chief Planner

5 September 2023

Schedule 1

ACT Government

ZS1 – Residential Zones Specifications

Contents

Residential Zones planning technical specifications

The primary assessment consideration for a development application is the assessment outcomes in the Territory Plan. In demonstrating compliance with the assessment outcomes, consideration may be given to the relevant planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by a specification.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. The specifications may also be used as a reference or benchmark in the preparation and assessment of development proposals to demonstrate compliance with the assessment outcomes, and the Territory Plan.

Where a proposed development complies with a relevant provision in the planning technical specifications and the development comprehensively addresses the assessment outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning specification, entity referral may be required.

Consistent with the Residential Zones Policy, this Residential Zones Specification comprises specifications under seven categories:

- Urban Structure and Site;
- Access and Movement;
- Public Space and Amenity;
- Land Use and Development;
- Built Form and Building Form;
- Sustainability and Environment; and
- Parking, Services and Utilities.

These specifications will primarily be for development within residential zones. However, these specifications may also be used in other circumstances e.g., residential development in a proposed mixed-use development in other zones, or stand-alone residential developments where permissible in other zones.

Urban Structure and Natural Systems

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	1. Biodiversity connectivity is maintained across the landscape.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	2. Loss of native habitat and biodiversity is avoided and/or minimised
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Site and Land Use

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	4. The functionality and usability of the development is appropriate for its intended purpose/use
Specification	
Distribution of non-residential developments in all residential zones	4.1 Development complies with the following: a) No section has more than 1 of the following developments: i) residential care accommodation ii) boarding house iii) guest house iv) early childhood education and care v) community activity centre vi) health facility. b) No section has more than 2 home businesses per section. c) Guest house is only permitted where the block is adjacent to a commercial zone.
Provisions for development other than single dwelling and multi-unit housing	4.2 Secondary residences and developments that comprise 1 dwelling comply with the requirements for a single dwelling. Developments that comprise 2 or more dwellings comply with the requirements for multi-unit housing.
Home business	4.3 A home business complies with all of the following: a) Not more than three people (including resident workers) are employed at any one time by the home business operating from the lease.

	b) The area of the lease used for the home business (including storage) is not more than 40m^2. c) Any vehicles at the lease for the purpose of the home business i) are parked in the allocated parking spaces for the site ii) do not involve the parking or storage of a commercial vehicle exceeding 5 tonnes tare weight. d) Buildings intended to be used for home business attenuate noise from expected uses to a level that does not unreasonably diminish the residential amenity of dwellings in the vicinity. e) All goods and materials relating to the home business (other than goods or materials kept on the lease) must be kept: i) in buildings or structures that are lawfully on the lease; and ii) in a way that the goods and materials cannot be seen from outside the lease.
Boarding houses	4.4 Boarding houses comply with the following: a) the maximum number of bedrooms in the boarding house is: i) RZ1 – 4 ii) RZ2 – 10. b) If a boarding house is to be occupied by five or more adults, at least one communal living room of at least 16m² with a minimum dimension of 3 metres is provided.
Early childhood education and care	4.5 In multi-storey buildings, early childhood education and care services are to be located on the ground floor level.
Accessible and/or adaptable standards	4.6 The following development types meet *Australian Standard AS4299 Adaptable housing (Class C)*: a) Supportive housing b) Retirement village c) Residential care accommodation. For common and/or public spaces, the proposed development meets AS 1428, AS2890, AS4586 as applicable.

Assessment Outcome	**5. The proposed use and scale of development are appropriate to the site and zone**
Specification	
Minimum floor area – Secondary residence and boarding house	5.1 The minimum gross floor area of a: a) secondary residence is 40m². b) boarding house boarding room is: i) for a single occupant - 12m² ii) for 2 or more occupants - 16m².

Assessment Outcome	**6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected. This includes between residential uses and between non-residential and residential uses**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Access and Movement

The following specifications provide possible solutions that should be considered in relation to access, travel modes and movement to and within a proposed development:

Assessment Outcome	**7.**	**The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of passive surveillance.**
Specification		
Pedestrian access	7.1	For blocks with a boundary to a rear lane, pedestrian access is provided from the street address.

Assessment Outcome	**8.**	**The development encourages active travel through safe and convenient access to the active travel network**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome		

Public Space and Amenity

The following specifications provide possible solutions that should be considered in relation to public areas (areas accessible to residents, visitors and community) and amenity outcomes associated with a proposed development:

Assessment Outcome	**9.**	**The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome		

Assessment Outcome	**10.**	**Private open space and communal open space provides sufficient space and facilities for residents and visitors to recreate and relax, as well as providing area for service functions. Spaces are readily accessible for a range of activities**
Specification		
Private open space - single dwellings	10.1	Minimum private open space for single dwellings is: a) For *large blocks*: i) 60% of the block area ii) Have a minimum dimension of 6m for an area not less than 10% of the block area. b) For mid-*sized blocks*: i) 40% of the block area ii) Have minimum dimensions as follows:

<table>
<tr><td></td><td>
For blocks less than 360m2 – 5m for an area not less than 10% of the block area
In all other cases – 6m for an area not less than 10% of the block area.
c) For compact blocks:
i) 30% of the block area.

Note: Private open space includes principal private open space.
</td></tr>
<tr><td>Private and communal open space - multi-unit housing - RZ1 and R2 zones</td><td>
10.2 Minimum 40% of the total site area is allocated to one or more of the following:
a) communal open space that has a minimum dimension of 2.5m and/or
b) private open space that has a minimum dimension of 2.5m and is associated with dwellings at the lower floor level.
</td></tr>
<tr><td>Private and communal open space - multi-unit housing – RZ3, RZ4 and RZ5</td><td>
10.3 Multi unit housing in RZ3, RZ4 and RZ5 comply with the following:
a) Developments for fewer than 20 dwellings that include apartments – no less than 20% of the total site area allocated to communal open space (that have a minimum dimension of 2.5m and are directly accessible from common entries and pathways).
b) Developments for fewer than 20 dwellings that do not include apartments – no less than 20% of the total site area is allocated to one or more of the following:
i) communal open space that has a minimum dimension of 2.5m and is directly accessible from common entries and pathways
ii) private open space that has a minimum dimension of 2.5m and is associated with dwellings at the lower floor level.
</td></tr>
<tr><td>Communal open space – multi-unit housing</td><td>
10.4 Where provided on a site, communal open space achieves the following:
a) Minimum dimension of 5m.
b) no less than 3 hours of direct sunlight onto 50% of the minimum communal open space area between the hours of 9am and 3pm on the winter solstice (21 June).
Note: Overshadowing from vegetation is not considered when assessing solar access.
</td></tr>
<tr><td>Principal private open space – single dwellings</td><td>
10.5 At least one area of principal private open space on the block complies with all of the following:
a) minimum area and dimensions specified in the table below
b) at ground level
c) directly accessible from, and adjacent to, a habitable room other than a bedroom
d) screened from adjoining public streets and public open space
e) located behind the building line, except where enclosed by a courtyard wall
f) is not located to the south, south-east or south-west of the dwelling, unless it achieves not less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June).

Note: Overshadowing from vegetation is not considered when assessing solar access.
<table>
<tr><th>Zone</th><th>Block type</th><th>Dwelling Size*</th><th>Minimum Area</th><th>Minimum Dimension</th></tr>
<tr><td>all</td><td>Compact</td><td>all</td><td>16m^2</td><td>4m</td></tr>
</table>
</td></tr>
</table>

RZ1 **RZ2**	Mid sized Large	up to 105m^2	28m^2	4m
	Mid sized Large	105m^2 or greater	36m^2	6m
RZ3 **RZ4**	Mid sized Large	all	24m^2	4m

* For the purpose of this table, *dwelling* size is defined as the floor area measured to the outside face of externals walls including internal walls between the living areas and *garage* (but excluding the *garage*).

Principal private open space – multi-unit housing

10.6 Each dwelling has at least one area of principal private open space that complies with all of the following:

a) located on the site
b) minimum area and dimensions specified in the table below
c) directly accessible from, and adjacent to, a habitable room other than a bedroom
d) screened from adjoining public streets and public open space
e) is not located to the south, south-east or south-west of the dwelling, unless it achieves one or more of the following:
   i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June).
   ii) Located at an *upper floor level* and overlooks a public street or public open space.

Note: Overshadowing from vegetation is not considered when assessing solar access.

		*dwelling*s wholly or partially at *lower floor level*		*dwelling*s located entirely on an *upper floor level*	
zone	**dwelling size**	**minimum area**	**minimum dimension**	**minimum area**	**minimum dimension**
RZ1 **RZ2**	1 bedroom	28m^2	5m	6m^2 plus 2m^2 for service functions*	1.8m
	2 or 3 bedrooms	36m^2	6m	36m^2	2.5m
	4 or more bedrooms	45m^2	6m	45m^2*	2.5m
RZ3 **RZ4**	1 or 2 bedrooms	24m^2	4m	6m^2 plus 2m^2 for service functions*	1.8m
	3 or more bedrooms	36m^2	6m	24m^2	2.5m
RZ5 and commercial zones		24m^2	4m	6m^2 plus 2m^2 for service functions*	1.8m

* Service functions include clothes drying and air conditioners and require screening from public areas. Service functions may be provided on a separate balcony to the *principal private open space*.

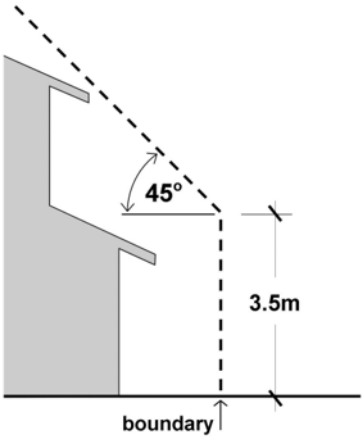
Assessment Outcome	11. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	12. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Specification	
Signs	12.1 Signs are not permitted in residential zones except if they are associated with: a) a home business b) a non residential use permitted in the zone. Permitted signs must meet the following: a) limited to one per frontage b) are no higher than the first storey c) setback a minimum of 1200mm from the kerb d) no larger than $2m^2$ (except for home business where the maximum area is $1m^2$) e) are not illuminated f) are not commercial-based or for third party advertising.

Built Form and Building Design

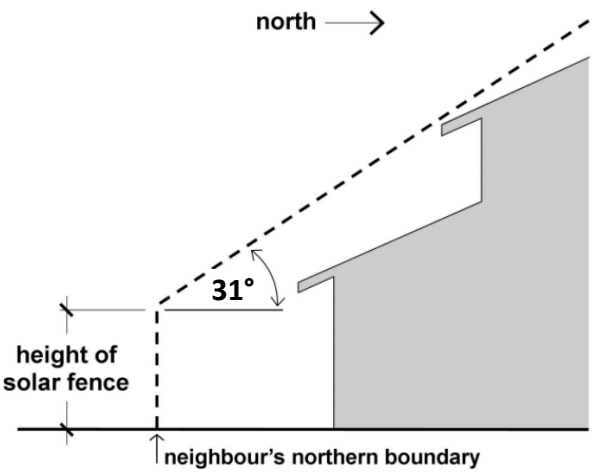
The following specifications provide possible solutions that should be considered in relation to building design and built form, including height, bulk and scale of buildings and structures associated with a proposed development:

Assessment Outcome	13. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape. This includes consideration of building envelope and setbacks
Specification	
Building height and storeys	13.1 Buildings are a maximum of: a) RZ1 and RZ2, - 8.5m above datum ground level for height of building. b) RZ3 – 2 storeys. c) RZ4 – 3 storeys. d) RZ5: i) for that part of the building within 50m of the boundaries of blocks in RZ1, RZ2 or RZ3: 3 storeys ii) for that part of the building within 40m of the boundaries of blocks in CFZ, PRZ1 or PRZ2: 3 storeys iii) for that part of the building within 30m of the boundaries of blocks in RZ4: 4 storeys iv) in all other cases: 6 storeys.

	Note: There are additional building height and storey provisions in the Territory Plan.
Building envelope	13.2 Buildings are sited wholly within the building envelope formed by planes projected over the subject block at 45° to the horizontal from a height of 3.5m above each side and rear boundary, except for side or rear boundaries where solar building envelope requirements apply. This provision does not apply to: a) Single dwellings on compact blocks b) Building exceeding 3 storeys in RZ5.  Encroachments outside the building envelope are permitted for flues, chimneys, antennae, aerials, cooling appliances and heating appliances. Notes: • This does not apply to any part of a building that is required to be built to a boundary of the block by a district policy or specification. • The reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys. • For the purposes of this rule all height measurements are taken from datum ground level.
Front boundary setbacks	13.3 Front setbacks comply with minimum dimensions in Schedule 1. Notes: • Minimum boundary setbacks for corner blocks apply only to the street frontage nominated as a secondary street frontage. If street frontages on corner blocks are of equal length, the minimum setbacks apply only to one secondary street frontage. • Public open space refers to unleased land that is accessible by the public. • On a vacant block or a block with no residual buildings the minimum boundary setbacks for corner blocks apply only to one street frontage nominated by the applicant or nominated in a district policy as a secondary street frontage. • On a block with existing buildings the minimum boundary setbacks are determined by existing buildings. 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.
Side and rear setbacks	13.4 Side and rear setbacks comply with minimum dimensions in Schedule 2. For walls within 900mm of a side and rear boundary:

	a) Single dwelling garages and carports on large blocks - maximum length of all walls facing the boundary is 8m. b) No windows are permitted within any part of the wall. c) Single dwellings on mid sized blocks – wall i) Is no more than 13m in length ii) extends no more than 2.5m into the rear zone. Notes: • On a vacant block or a block with no residual buildings the minimum side boundary setbacks are nominated by the applicant or nominated in a district policy. • On a block with existing buildings the minimum side boundary setbacks are determined by existing buildings.
Allowable setback encroachments	13.5 Encroachments into the minimum setback are permitted for: a) an eave or roof overhang with a horizontal width of not more than 600mm. b) fascias, gutters, downpipes, light fittings and sun blinds. c) landings, steps or ramps, none of which are more than 1m above finished ground level. d) for side and rear setbacks only - rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, electricity and gas meters, aerials, antennae and unroofed pergolas.
Tower footprint – RZ5 – apartments.	13.6 The tower element of an apartment building (or mixed use building containing apartments) complies with the following: a) where the tower is above a podium, the podium is not more than 4 storeys. b) The tower has a maximum 750m^2 floorplate per floor. i) floor plate includes all internal areas such as dwellings, indoor amenities, elevator cores, storage spaces, stairwells and hallways. ii) inset or projecting balconies are excluded from the floor plate limit.

Assessment Outcome	**14. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling**
Specification	
Solar building envelope	14.1 Buildings are sited wholly within the solar building envelope formed by planes projected over the subject block at 31 ^{o} to the horizontal from the height of the 'solar fence' on any northern boundary of an adjoining residential block. The height of the solar fence is: a) For single dwellings on large blocks: i) In the primary building zone – 2.4m ii) All other parts of the boundary – 1.8m. b) For single dwellings on mid-sized and compact blocks: i) In the primary building zone – 3m ii) All other parts of the boundary – 2.3m. c) For multi-unit housing except for buildings exceeding 3 storeys in RZ5: i) In the primary building zone – 3m ii) All other parts of the boundary – 2.3m.

	Note: This does not apply to those parts of a boundary where the adjacent part of the adjoining residential block comprises only an access driveway (i.e., a "battle-axe handle"). 
Solar access – single dwellings	14.2 This specification applies to new dwellings or additions and alterations, only if the addition or alteration affects a habitable room (item a) or a habitable room other than a bedroom (item b): a) Where the front boundary of the block is the northern boundary: A habitable room is provided with a minimum of 4m² of transparent vertical glazing that: i) is oriented between 45° east of north and 45° west of north; and ii) is not overshadowed at noon on the winter solstice (21 June) by buildings and structures on the subject block, excluding the eaves of the building. b) For all other blocks: A habitable room other than a bedroom is provided with a minimum of 4m² of transparent vertical glazing that: i) is oriented between 45° east of north and 45° west of north; and ii) is not overshadowed at noon on the winter solstice (21 June) by: 1. buildings and structures on the subject block, excluding the eaves of the building 2. the 'solar fence' on the northern boundary of the subject block. <u>For this specification:</u> A. The height of the 'solar fence' is: i) in the primary building zone – 3m ii) all other parts of the boundary – 2.3m. B. A roofed outdoor area (e.g. an alfresco area) is not considered to be an eave. **Daytime living area** means a habitable room other than a bedroom. Note: Overshadowing from vegetation is not considered when assessing solar access.
Solar access – multi-unit housing	14.3 The minimum solar access to multi unit dwelling is:

	a) For apartments, between the hours of 9am and 3pm on the winter solstice (21 June): i) the floor or internal wall of a daytime living area of not fewer than 70% of apartments on a site is exposed to not less than 3 hours of direct sunlight. ii) no more than 15% of apartments on a site receive no direct sunlight. b) For proposals other than apartments, a daytime living area of each new dwelling is provided with a minimum of 4m² of transparent vertical glazing that: i) is oriented between 45° east of north and 45° west of north; and ii) is not overshadowed at noon on the winter solstice (21 June) by: 1. buildings and structures on the subject block 2. the solar fence on the northern boundary of the subject block. **Daytime living area** means a habitable room other than a bedroom. Notes: • Where a development comprises a mixture of apartments and other multi unit housing, this rule applies to the other multi unit housing, but does not apply to the apartments. • Overshadowing from vegetation is not considered when assessing solar access.

Assessment Outcome	**15. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved**
Specification	
Separation between walls – multi-unit housing – RZ1 and RZ2	15.1 Unscreened elements and an external wall on the same block or an adjoining block are separated by 3m or more. External walls at the lower floor level on the same block or an adjoining block are separated by 1m or more.
Separation between buildings – multi-unit housing – RZ3, RZ4 and RZ5	15.2 Minimum separation between buildings is provided in the table below **External wall to external wall or unscreened element** / **Unscreened element to unscreened element** Up to 4 storeys: 3m / 6m 5 to 8 storeys: 4.5m / 9m 9+ storeys: 6m / 12m Note: this specification is in addition to setback specifications
Privacy – multi-unit housing	15.3 a) At a viewing height of 1.5m at any point on the extremity of an unscreened element of one dwelling, there is no direct line of sight

	into a primary window of any other dwelling on the same block or an adjacent block. The direct line of sight is a minimum distance of 12m. b) At a viewing height of 1.5m at any point on the extremity of an unscreened element of one dwelling, there is no direct line to more than half of the minimum principal private open space of any other dwelling the same block or an adjacent block. The direct line of sight is a minimum distance of 12m. c) Upper floor windows, upper floor balconies and other upper floor elements that allow for potential privacy impacts to adjoining or nearby properties are set back 6.0m from the relevant boundary or greater.

Assessment Outcome	**16. The dwelling mix and the internal size, scale and layout of dwellings in multi-unit housing provide for a comfortable living environment that meets the changing needs of residents**
Specification	
Building entries – multi-unit housing	16.1 Common entries to dwellings have all of the following: a) an external sheltered area outside the entrance. b) a direct line of sight between the front door and the public footpath or road. c) separate access to any non-residential uses, which are clearly distinguishable and secured after hours.
Dwelling mix – multi-unit housing	16.2 For developments with 40 or more dwellings, a combination of studios or 1-bedroom dwellings, 2-bedroom dwellings and dwellings with 3 or more bedrooms are provided at the following rates: a) Studio or 1-bedroom – maximum 40%. b) 2-bedroom – maximum 40%. c) 3 or more bedrooms – minimum 10%.
Minimum dwelling size – multi-unit housing	16.3 Minimum dwelling floor areas are as follows: a) studio dwellings - 40 m^2. b) one-bedroom dwellings - 50 m^2. c) 2-bedroom dwellings - 70 m^2. d) dwellings with 3 or more bedrooms - 95 m^2. e) for all of the above: i) extra bathrooms add 5 m^2 ii) extra bedrooms add 12 m^2. Note: The minimum dwelling floor area excludes balconies and car parking facilities. Storage within dwellings is included in the area calculations.
Minimum widths and area – multi-unit housing	16.4 Minimum widths are as follows: a) Minimum width 3.6 m for studio and 1-bedroom dwellings. b) Minimum width 4 m for 2-bedroom and 3-bedroom dwellings or more. c) Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space). d) Bedrooms have a minimum dimension of 3m (excluding wardrobe space). e) Living rooms or combined living/dining rooms have a minimum width of: i) 3.6m for studio and 1-bedroom dwellings ii) 4m for 2 and 3-bedroom dwellings. f) Cross-over or cross-through apartments have a minimum internal dimension of 4m.

Maximum building depth – apartments	16.5 The maximum depth of a building is 16m
Habitable rooms – multi-unit housing	16.6 For environmental performance, habitable rooms for multi-unit housing: a) Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. b) Habitable room depths are: i) limited to a maximum of 2.5 x the ceiling height; or primary window-head height, whichever is lower; or ii) where living and dining rooms are combined, limited to a maximum of 3 times the ceiling height or primary window-head height, whichever is lower. This excludes depth occupied by storage space or a kitchen benchtop on the room's farthest wall.
Ceiling heights – multi-unit housing	16.7 Ceiling Heights are as follows: a) Minimum floor to floor height of 3200mm. b) Ceiling heights for: i) a habitable room is a minimum of 2.7m ii) a non-habitable room or kitchen is a minimum of 2.4m. c) A minimum of 2.4 m for upper level of a 2 storey apartment, where the upper level area is less than 50% of the floor.
Internal storage – multi-unit housing	16.8 The following minimum storage area is provided within a dwelling: a) studio dwellings - 2 m^2. b) one-bedroom dwellings – 3 m^2. c) 2-bedroom dwellings - 4 m^2. d) dwellings with 3 or more bedrooms - 5 m^2.
External storage – multi-unit housing	16.9 For dwellings without an associated garage, an enclosed waterproofed storage area is provided that is all of the following: a) at least 2.1m in height and has at least one 0.6m internal dimension. b) has an area of at least: i) in RZ1 and RZ2 zones – 4m^2 ii) in all other zones – 1.5m^2. c) accessible externally from the dwelling or is adjacent to a dedicated car space. d) easily and safely accessible, secure and clearly allocated to specific apartments. e) a functional shape and size to suit various needs, suitable for larger and less frequently used items.
Balustrades -multi-unit housing	16.10 For balconies that are both: a) located on the first four storeys. b) facing public streets or public open space. balustrades are constructed of obscure glass panels and /or solid panels with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. Note: For this specification, obscure glass prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.
Units per floor – apartments	16.11 For apartments with 4 or more storeys, no more than 6 apartments on each floor are accessible from a shared circulation space.
Stairwell features – multi-unit housing	16.12 For multi-unit housing with 4 or more storeys, stairwells achieve all of the following: a) are open or visually permeable to facilitate natural surveillance

	b) are accessible and encourage physical activity by providing an attractive alternative to lifts c) are located in a position more prominent than lifts.
Natural cross ventilation – apartments	16.13 At least 60% of apartments in the first 9 storeys of a building achieve natural cross ventilation.
Windows in common circulation spaces – apartments	16.14 Minimum glazed area of 10% of the common circulation floor is served by 2 or more sources of natural ventilation and daylight where the floorplate has more than 6 apartments per floorplate
Shading and glare control – multi-unit apartments	16.15 For apartment façades facing from east through to west, glazing greater than 30% of the wall to have external shading to block 30% of sun on the summer solstice (21 December). Note: Performance glazing not considered substitute for shade.

Assessment Outcome	**17. Courtyard walls and fences do not have an adverse impact on the streetscape**
Specification	
Front fences and walls	17.1 Fences or walls are not permitted forward of the building line except where: a) it has been previously approved under an estate development plan or subdivision design application. b) is permitted in a relevant District Policy. c) satisfies the courtyard wall provisions below. d) is exempt under the Planning Act 2022 or Planning Regulation.
Courtyard walls	17.2 Courtyard walls forward of the building line comply with all the following: a) total length complies with one of the following: i) not more than 50% of the width of the block ii) not more than 70% where the width of the block at the line of the wall is less than 12m. b) minimum setback complies with the table below. c) a maximum height of 1.8m above datum ground level. d) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel and clearly distinguishes itself from a panel or timber fence. e) incorporate shrub planting between the wall and the front boundary. f) do not obstruct sight lines for vehicles and pedestrians on public paths on driveways in accordance with Australian Standard AS2890.1- Off-Street Parking.

Single dwelling		50% minimum front setback
Multi unit housing	RZ1 and RZ2	2m
	RZ3, RZ4 and RZ5	0.7m

Sustainability and Environment

The following specifications provide possible solutions that should be considered in relation to the sustainability and environmental outcomes associated with a proposed development:

<table>
<tr><td>Assessment Outcome</td><td colspan="2">18. Sufficient planting area and canopy trees are provided, and roofed areas and hard surfaces limited, to reduce urban heat island effects, minimise stormwater run-off and maintain ecosystem services. This includes consideration of water sensitive urban design measures</td></tr>
<tr><td>Specification</td><td colspan="2"></td></tr>
<tr><td>Planting area</td><td colspan="2">18.1 Planting area meets the following minimum area. To be included in planting area, the area must have a minimum dimension of 2.5m.

<table>
<tr><td></td><td></td><td>% of block area</td></tr>
<tr><td rowspan="3">Single dwelling</td><td>Large block</td><td>30%</td></tr>
<tr><td>Mid sized block</td><td>20%</td></tr>
<tr><td>Compact block</td><td>15%</td></tr>
<tr><td rowspan="2">Multi unit housing</td><td>RZ1 and RZ2</td><td>35%</td></tr>
<tr><td>RZ3, RZ4 and RZ5</td><td>25%</td></tr>
</table></td></tr>
<tr><td>Tree Planting</td><td colspan="2">18.2 Provides a minimum level of tree planting in deep soil zones associated with the requirements in Table A, consistent with the following:
a) For compact blocks, at least one small tree.
b) For mid-sized blocks, at least two small trees.
c) For large blocks less than or equal to 800m2, at least one small tree and one medium tree (or equivalent existing tree/s – see Table B
d) For large blocks more than 800m2, at least one medium tree and one large tree (or equivalent existing tree/s – see table 7b); and one additional large tree or two additional medium trees for each additional 800m2 block area or part thereof (or equivalent existing tree/s – see Table B

All new trees proposed are in accordance with utilities requirements.

For existing trees on the site, Table B provides tree size equivalents.</td></tr>
</table>

Table A: Tree sizes and associated planting requirements

Tree size	Mature height	Minimum canopy diameter***	Minimum soil surface area dimension	Minimum pot size (litres)*	Minimum soil volume
Small Tree	5-8m	4m	3m	45**	$18m^3$
Medium Tree	8-12m	6m	5m	75**	$42m^3$
Large Tree	>12m	8m	7m	75**	$85m^3$

Notes:
For the purposes of this table, a tree is defined as a woody perennial plant suitable for the Canberra climate.
Any new trees cannot be a plant described in schedule 1 of the Pest Plants and Animals (Pest Plants) Declaration 2015 (No 1) or any subsequent declaration made under section 7 of the Pest Plants and Animals Act 2005, unless the tree is included on the ACT tree register.
*Minimum pot size refers to the container size of new trees prior to planting.
**The maximum pot size for small, medium and large *eucalyptus sp*. trees if selected is 45 litres, with maximum height at planting of 2.5m and maximum trunk caliper of 3cm.
***Provided the minimum canopy diameter of the respective tree size can be met, this can be counted as meeting the tree size requirement.

Table B: Tree sizes – equivalents for existing trees

Tree size	Tree sizes - Equivalent
Small Tree	An existing tree of a larger size category can also substitute for a planting requirement for a smaller tree
Medium Tree	2 small existing trees or 1 large existing tree
Large Tree	4 existing small trees or 2 existing medium trees or 1 existing medium tree plus 2 existing small trees

Tree canopy cover – multi-unit housing

18.3 All new and existing trees provide the following minimum canopy over to the block at maturity.
All new trees are located in deep soil zones.

RZ1 and RZ2	15%
RZ3, RZ4 and RZ5	25%

Health of tree – multi-unit housing

18.4 Where one or more existing canopy trees located within the subject block are to be retained as part of development to count towards canopy tree coverage requirements, development applications are supported by a report prepared by a suitably qualified person demonstrating how the development complies with all of the following:

a) shows the tree(s) are in good health and likely to actively grow at the completion of works
b) details how the tree(s) will be suitably protected during construction works
c) provides adequate deep soil area to ensure the tree(s) will remain viable
d) confirms that the tree(s) to be retained are sited appropriately and will not detrimentally impact the development in the future.

Water sensitive urban design – single dwellings

18.5

Option A
All new single *dwellings*, *secondary residences* and extensions and alterations (except *extensions* of a size 50% or less of existing floor area, or development where no new plumbing is proposed), meet one of the following options:

a) on *compact blocks:*
   i) no minimum water storage requirement
   ii) minimum ★★★ WELS rated plumbing fixtures.
b) on *mid-sized blocks:*

	i) minimum on-site water storage of water from roof harvesting is 2,000 litres ii) 50% or 75m2 of roof plan area, whichever is the lesser, is connected to the tank iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. c) on *large blocks* up to 800m^2: i) minimum on-site water storage of water from roof harvesting is 4,000 litres ii) 50% or 100m2 of roof plan area, whichever is the lesser, is connected to the tank iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. d) on *large blocks* 800m^2 or greater: i) minimum on site water storage of water from roof harvesting is 5,000 litres ii) 50% or 125m2 of roof plan area, whichever is the lesser, is connected to the tank iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. <u>Option B:</u> A greywater system capturing all bathroom and laundry greywater and treating it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps. <u>Option C:</u> Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the on-line assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption. **Note:** The online Single Residential Waterways Calculator can be found at: https://www.planning.act.gov.au/build-buy-renovate/for-industry/requirements-and-responsibilities/water-efficiency/single-residential-waterways-calculator.
Water sensitive urban design – all development other than single dwellings or secondary residences	18.6 Development complies with the *ACT Practice Guidelines for Water Sensitive Urban Design Module 2: Designing Successful WSUD Solutions in the ACT*

Assessment Outcome	**19. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	20. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	21. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance
Specification	
Minimisation of cut and fill	21.1 The total change in ground level resulting from cut or fill does not exceed 1.5m within 1.5m of a side or rear boundary. This does not include a cut associated with a basement. Note: The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the Datum Ground Level (DGL) to the new Finished Ground Level (FGL).
Site disturbance	21.2 For sites less than 3,000m², the development complies with the Environment Protection Authority requirements regarding construction and land development. For sites 3,000m² or greater, the development prepares an erosion and sediment control plan and obtains endorsed by the ACT Environment Protection Authority.

Assessment Outcome	22. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site
Specification	
Noise management and acoustic treatment - dwellings	22.1 a) Where a block is located adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day: i) dwellings are designed and constructed to comply with *AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design;* and ii) a noise management plan, prepared by a suitably qualified person, is endorsed by the government department responsible for road transport planning. b) Where a block is identified as being potentially noise affected in a district policy/specification: i) dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level);* and ii) a noise management plan, prepared by a suitably qualified person, is endorsed by the EPA.
Noise management – community activity centre	22.2 For a community centre, the design is in accordance with a noise management plan, prepared by a suitably qualified person, endorsed by Environment Protection Authority.

Bushfire prone area	22.3 All development in the bushfire prone area (identified by the Emergency Services Authority) to comply with the ACT Bushfire Management Standards
Flood risk	22.4 a) Residential and commercial buildings are to be excluded from flood liable areas up to the 1% Annual Exceedance Probability (AEP) Flood. b) Habitable floor levels are to be above the 1% AEP level plus a suitable freeboard (usually 300mm) c) In flood liable areas up to the 0.2% Annual Exceedance Probability (AEP) Flood, large developments and those with more sensitive uses* are to be referred to ESA, TCCS and EPSDD for endorsement. Note: *Sensitive uses include developments such as hospitals, nursing homes, childcare centres, prisons, archives, libraries and emergency response centres.
Stormwater retention and detention	22.5 For development on sites greater than 2,000m² (other than major roads) involving works that have the potential to alter the stormwater regime of the site, a report from a suitably qualified person is provided demonstrating that the development complies with: a) at least one of the following: i) stormwater retention management measures are provided and achieve all of the following: A. Stormwater storage capacity of 1.4kL per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole. B. Retained stormwater is used on site. ii) development captures, stores and uses the first 15mm of rainfall falling on the site; and Note: on-site stormwater retention is defined as the storage and use of stormwater on site. b) stormwater detention measures are provided and achieve all of the following: i) capture and direct runoff from the entire site ii) Stormwater storage capacity of 1kL per 100m² of impervious area is provided to specifically detain stormwater generated on site iii) The detained stormwater is designed to be released over a period of 6 hours after the storm event. For this rule on-site stormwater detention is defined as the short-term storage and release downstream of stormwater runoff. Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site.
Stormwater quality	22.6 For development on sites greater than 2,000m² (other than major roads) involving works that have the potential to alter the stormwater regime of the site, a MUSIC model prepared by a suitably qualified person is provided demonstrating the average annual stormwater pollutant export is reduced when compared with an urban catchment of the same area with no water quality management controls for all of the following: a) gross pollutants by at least 90% b) suspended solids by at least 60% c) total phosphorous by at least 45% d) total nitrogen by at least 40%. Notes:

	• If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance. • If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.
Site contamination	22.7 Where development is proposed on a site impacted or potentially impacted by contamination, the development and proposed methods of responding to the contamination is endorsed by the ACT Environment Protection Authority.
Hazardous materials	22.8 Where development is proposed on a site impacted by hazardous materials, the development and proposed methods of managing the hazardous materials is endorsed by the ACT Environment Protection Authority.

Parking, Services and Utilities

The following specifications provide possible solutions that should be considered in relation to vehicle parking, access and site servicing (including possible requirements by utility providers) for a proposed development:

Assessment Outcome	**23. The development provides electric vehicle parking and access to charging locations in multi-unit housing**
Specification	
Electric vehicle ready parking	23.1 At least one EV ready car parking space is provided for each unit in a new multi-unit housing development that is provided with car parking.

Assessment Outcome	**24. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking**
Specification	
End of trip facilities – provision of facilities	24.1 This specification applies to: a) new developments b) major alterations and/or extensions to existing buildings (if the work affects more than 50% of the floor area of the whole of an existing building) c) changes of use that require approval of a Development Application but does not apply to a single dwelling, secondary residence or dual occupancy. On-site bicycle parking must meet all of the following: a) spaces for short and long-stay users are to be in accordance with the relevant rates shown in Schedule 3. b) Bicycle parking facility must be Security Level A, B or C as set out in *AS2890.3. Security levels for long- stay* must also be: i) securely enclosed and separated from publicly accessible areas, including car parking areas ii) protected from the weather

	iii) provided on a hard floor surface such as concrete or paving. c) be clearly visible, well-lit, secure, safe and well ventilated. d) located: i) long stay - within one level of the building entrance and no more than 30m from this entrance ii) short stay - at-grade and on the main access route to the entrance and not more than 30m from a major entrance or destination. e) where bicycle parking devices are used: i) Access aisles adjacent to bicycle parking devices must be a minimum width of: • 1.5m for side-by-side bicycle parking; and • 2.0m for multi-tier bicycle parking or bicycle lockers. ii) Access aisles are designed in accordance with *AS2890.3.* iii) Not more than 80% of all bicycle parking spaces are to be multi-tier, in accordance with *AS2890.3.* iv) Bicycle parking devices must accommodate the bicycle space envelope nominated in *AS2890.3.* Net lettable area (NLA) is calculated in one of the following ways: a) in accordance with the NLA definition. b) 85% of a building's gross floor area. Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this specification
End of trip facilities – design requirements of facilities	24.2 This specification applies to: a) new developments. b) major alterations and/or extensions to existing buildings (if the work affects more than 50% of the floor area of the whole of an existing building). c) changes of use that require approval of a Development Application but does not apply to a single dwelling or secondary residence. The access path to end-of-trip facilities provides a minimum unobstructed width of: a) 1.5m where the number of bicycle movements is less than 30 per hour in peak periods. b) 2.5m where the number of bicycle movements is 30 or more per hour in peak periods. c) The access path to end-of-trip facilities must also be in accordance with *AS2890.3*. d) Ramp gradients must not exceed 1:12 where they are to be ridden by a bicycle rider accessing end-of-trip facilities, in accordance with *AS2890.3.* e) Bicycle parking facility users must not be required to walk up or down vehicular ramps to access bicycle parking.

Assessment Outcome	**25. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking dimensions, the number of spaces provided, vehicle manoeuvrability and access routes**
Specification	

Number of car parking spaces	25.1 Parking spaces are provided at the following rate: a) Single dwellings – at least 2 car parking spaces are provided, unless the development is a single bedroom dwelling on a compact blocks, in which case at least 1 car parking spaces is provided. b) Secondary residence – at least 1 parking space is provided in addition to that required for the primary residence. c) Multi unit housing - Parking rates and location for the provision of parking is in Schedule 4. d) Co-housing - car parking spaces are provided in a single combined parking area screened from public view. e) Developments with 40 or more dwellings, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.
Accessible car parking spaces	25.2 Parking spaces for people with disabilities in public car parks of more than 10 spaces comprise a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required for the development. Note other legislation/standards may have different rates
Location of car parking spaces	25.3 Car parking spaces are provided to meet the following: a) are not located in the front zone; except on: i) compact blocks ii) any part of a driveway in tandem with another car parking space that is located behind the front building line. b) one car space per dwelling is roofed. c) can be in tandem only where they belong to the same dwelling. d) do not encroach property boundaries. e) for multi-unit housing: i) no closer than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space. ii) located within 50m of the dwelling it serves or common entry point for visitor parking.
Safety	25.4 Verge crossings and Internal driveways are designed to be safely used by both pedestrians, cyclists and vehicles, such as through the use of vehicle speed reduction measures.
Basement carparking	25.5 For basement car parking: a) Ramps comply with the relevant requirements in Australian Standard AS2890.1- Parking facilities. b) In RZ1 and RZ2, where the block is less than 30 m wide as measured at the street frontage on standard blocks, ramps accessing basement car parking are not located within 50% of the minimum front setbacks. c) The maximum total width of an entry and/or exit facing the street is 8m. d) For developments containing 10 or more dwellings with approaches to basements containing car parking that is less than 6m wide, the development includes sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass or at least one waiting area and traffic signals.
Garage and carport openings	25.6 The maximum total width of garage door openings and external width of carports facing a street is 50% of the total length of the building façade facing that street. This does not apply to frontages to rear lanes

Dimensions and access for car parking spaces – multi-unit housing	25.7 Dimensions of car parking spaces, layout and vehicle manoeuvring meet: a) AS 2890.1:2004, the Australian Standard for Parking Facilities, Part 1: Off-street Car Parking including manoeuvring to and from and within the development, sightlines and gradients. The B99 vehicle template shall be used for all multi-unit housing developments. b) Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities.
Verge crossings	25.8 Verge crossings comply with the following: a) A single verge crossing per block is provided. b) No additional verge crossings are permitted. c) redundant driveway verge crossings are removed, and the verge and kerb restored. d) Changes to driveway verge crossings are endorsed by Transport Canberra and City Services.
Internal driveways – multi-unit housing	25.9 Internal driveways comply with all of the following: a) are set back 1m from: i) external block boundaries ii) external walls of building on the site. b) windows to habitable rooms and exterior doors within 1.5 of an internal driveway have at least one of the following: i) an intervening fence or wall not less than 1.5m high ii) for windows, a sill height not less than 1.5m above the driveway. c) provide internal radius of at least 4m at changes in direction and intersections. d) driveways that serve 4 or more car parking spaces provide turning spaces on the block to allow vehicles to leave in a forward direction. e) driveways that serve more than 10 car parking spaces and connect to a public road are not less than 5m wide for not less than the first 7m of its length measured from the relevant block boundary.

Assessment Outcome	**26. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area**
Specification	
Waste facilities – multi-unit housing	26.1 Developments that propose post occupancy waste management facilities achieve endorsement from Transport Canberra and City Services (TCCS).

Assessment Outcome	**27. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised**
Specification	
Servicing and infrastructure	27.1 Proposed development can be sufficiently serviced in terms of infrastructure and utility services. Endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) to confirm that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Battery storage	27.2	Where development includes a battery over 30kW, the development is endorsed by the Emergency Services Agency.

Schedule 1 – Front boundary setbacks

Table 1: Single dwelling front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	6m	4m	4m	1.5m
	Mid-sized		3m		
	Compact				
upper floor level	Large	6m	6m	4m	1.5m
	Mid-sized		3m		
	Compact				
garage		6m	5.5m	4m	0m

Table 2: Single dwelling front boundary setbacks –blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to rear lane, public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	4m	4m	4m	1.5m
	Mid-sized		3m		
	Compact				
upper floor level	Large	6m	6m	4m	1.5m
	Mid-sized		3m		
	Compact				
garage		5.5m with a minimum of 1.5 m behind the front building line	5.5m	4m	0m

Table 3: Single dwelling front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to rear lane, public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	4m	3m	4m	0m
	Mid-sized	4m*		3m	
	Compact	3m			
upper floor level	Large	6m	3m	4m	0m
	Mid-sized	4m		3m	
	Compact	3m			

garage		5.5m with a minimum of 1.5m behind the front building line except where there is a courtyard wall in the *front zone*	4m	0m

*Articulation elements can extend up to 1m into the front setback. Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a carport is not considered an articulation element)

Table 4: Multi-unit housing front boundary setbacks – all residential zones

floor level	**blocks in subdivisions approved on or after 18 October 1993**	**blocks in subdivisions approved before 18 October 1993**	**exceptions**			
			corner blocks		**Front boundaries setback to pedestrian paths equal to or less than 6m at their widest point**	**Front boundaries setback to public open space, or pedestrian paths wider than 6m**
			secondary street frontage - mid-sized blocks	***secondary street frontage- large blocks***		
lower floor level	4m	6m	3m	4m	3m	4m
upper floor levels	6m	6m	3m	6m	4m	4m
garage	5.5 m with a minimum of 1.5 m behind the front building line	6m	5.5m	5.5m	4m	4m

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

Schedule 2 – Side and rear boundary setbacks

Table 5: Single dwelling side and rear setbacks – large blocks

	minimum side boundary setback within the *primary building zone*	**minimum side boundary setback within the *rear zone***	**minimum rear boundary setback**
	side boundary	**side boundary**	
lower floor level – external wall	1.5m	1.5m	3m
upper floor level – external wall	3m	6m	6m
upper floor level – unscreened element	6m	6m	6m
garage or carport	0m*	0m*	3m

* A 0m setback is only permitted on one boundary

Table 6: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved before 2 October 2009

	minimum side boundary setback within the *primary building zone*		**minimum side boundary setback within the *rear zone***		**minimum rear boundary setback**
	side boundary 1	**side boundary 2**	**side boundary 1**	**side boundary 2**	
lower floor level	3m	>15m frontage 1.5m <15m frontage 0m	3m	1.5m	3m
upper floor level – external wall	3m	3m	6m	6m	6m
upper floor level – unscreened element	6m	6m	6m	6m	6m

Table 7: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved on or after 2 October 2009

	minimum side boundary setback within the *primary building zone*		**minimum side boundary setback within the *rear zone***		**minimum rear boundary setback**
	side boundary 1	**side boundary 2**	**side boundary 1**	**side boundary 2**	
lower floor level	1.5m	1.5m 0m*	3m	0.9	3m 0m*
upper floor level – external wall	3m	1.5m 0m*	6m	6m	6m 0m*
upper floor level – unscreened element	6m	6m	6m	6m	6m

* only where specifically permitted under a district policy/specification.

Table 8: Single dwelling side and rear setbacks – compact blocks

	minimum side boundary setback			Minimum rear boundary setback
	side boundary 1 or longer side boundary of a corner block	**side boundary 2**	**shorter side boundary of a corner block**	
lower floor level – *external wall*	0m	0m	3m	3m 0m*
lower floor level – *unscreened element*	1.5m	1.5m	3m	3m
upper floor level – *external wall*	0m**	0m**	3m	4m 0m*
upper floor level – *unscreened element*	1.5m	1.5m	3m	4m
garage or carport	0m	0m	0m	3m 0m*

* only where specifically permitted under a district policy/specification.
** only where the lower floor level is built to the boundary

Table 9: Multi-unit housing side and rear setbacks – RZ1 and RZ2

RZ1 and RZ2 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall, unscreened element* and *basement	3m	3m	3m
Upper floor level – external wall	3m	6m	6m
Upper floor level – unscreened element	6m	6m	6m

Table 10: Multi-unit housing side and rear setbacks – RZ3, RZ4 and RZ5

RZ3, RZ4, RZ5 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
lower floor level – external wall	0m^	3m	3m
lower floor level – unscreened element	1m	3m	3m
first *upper floor level – external wall*	0m^	3m	6m
first *upper floor level – unscreened element*	6m	6m	6m
second *upper floor level – external wall*	0m^	6m	6m
second upper floor level – unscreened element	6m	6m	6m

^ does not apply to that part of a wall with a window of any sort

Table 11: Multi-unit housing side and rear setbacks – RZ5 – buildings over 4 storeys

Side and Rear Boundary Setbacks - buildings with 4 or more storeys		
parts of buildings	**minimum side boundary setback**	**minimum rear boundary setback**
first 4 *storeys - external wall*	3m	3m
first 4 *storeys - unscreened element*	6m	6m
between 5 and 8 *sto*reys - *external wall*	4.5m	4.5m
between 5 and 8 *storeys - unscreened element*	6m	6m
9 *storeys* or more - *external wall or unscreened element*	6m	6m

Schedule 3 – End of trip facilities – provision rates

Land use	Standard rates for end-of-trip facilities	
	Long-stay users (residents, employees, students)	**Short-stay users (customers, patrons, visitors)**
Community activity centre	1 space per 1500 seats or 1 space per 1500m^2 NLA	1 space per 15 seats or 1 space per 15m^2 NLA
Early childhood education and care	1 space per 600m2 NLA	1 space per 65m^2 NLA
Health facility	1 space per 4 practitioners or 1 space per 1500m^2 NLA	1 space per 2 practitioners or 1 space per 75m^2 NLA
Multi-unit housing, including *Attached house*	1 space per one or two bedroom dwelling, 2 spaces per three or more bedroom dwelling with a car parking space AND 1 space per bedroom for dwellings not allocated a car parking space/	1 space per 10 dwellings
Residential care accommodation	1 space per 2000m^2 NLA	1 space per 1000m^2 NLA
Supportive housing	1 space per dwelling	1 space per 10 dwellings
Veterinary clinic	1 space per 300m^2 NLA	1 space per 300m^2 NLA

Individual assessments are required for any other development type not listed above.

Schedule 4 – Parking rates and location requirements

Parking provision rates for residential zones

Development	Parking provision rates for residential zones
Apartment Attached house Detached house Supportive Housing	**Resident:** • One parking space per single bedroom dwelling; and • A minimum average provision of 1.5 spaces per two bedroom dwelling, provided that each two bedroom dwelling is allocated a minimum of one parking space and a maximum of two parking spaces; or • Two parking spaces per two bedroom dwelling; and • Two parking spaces for each dwelling with three or more bedrooms; plus **Visitor:** One visitor space per four dwellings or part thereof where a complex comprises four or more dwellings. A portion of short stay visitor parking is to be provided outside boom gates / roller doors. Accessible Visitor car parking is to compromise a minimum of 3% (rounded up) of the total number of required visitor parking spaces Note: Parking for motorcycles and motor scooters - three dedicated spaces per 100 car parking spaces are required, with a minimum provision of one space for carparks with a minimum of 30 car parking spaces. These spaces are to be provided in addition to the number of car parking spaces required above. Provision of motorcycle parking spaces should comply with AS 2890 (both part 1 - Off-street and part 5 - On-street) Note: to clarify, the minimum average provision is across the development. Individual dwellings are not to be allocated 1.5 spaces.
Boarding house	**Employee:** 0.5 spaces / employee; plus **Resident:** 0.5 spaces / bedroom
Co-housing	0.5 spaces / bedroom; plus 0.25 visitor spaces per bedroom.
Community activity centre	4 spaces / 100m^2 gross floor area (GFA)
Early childhood education and care	**Employee**: 1 space / centre plus 2 spaces per 15 child care places; plus **Visitor:** 2 spaces: < 30 child care places and 1 additional space for every 30 additional child care places or part thereof; plus **Drop-off**: 1 pick-up/set-down bay per 10 child care places
Guest house	**Employee**: 0.5 spaces/employee; plus **Guest**: 1 space/guestroom
Health facility	4 spaces / practitioner
Home business	Subject to individual assessment
Parkland	Subject to individual assessment
Residential care accommodation	0.25 spaces / bed or accommodation unit for visitor parking; plus 1 space / staff residential unit plus 1 space / non-resident peak shift employee
Retirement village	1 space / self-care unit; plus 0.5 spaces / hostel or nursing home unit or bed plus 1 space / staff residential unit plus 0.5 spaces/non-resident peak shift employee Note: the above rates for include visitor car parking requirements.

Parking locational requirements

Location or use[1]	Long stay parking	Short stay / Visitor parking	Operational parking[2]
Residential use	On-site	On-site or within 100m	On-site
Early childhood education and care	On-site or adjacent	On-site or within 100m	On-site
Residential care accommodation,	On-site	On-site or within 100m	On-site
All other uses excluding those listed above.	On-site or within 200 metres	On-site or within 100m	On-site

Note

[1] Distances are actual **walking** distance, not radius or direct line distance.

[2] Operational parking is for vehicles used directly as part of the operation within the development.