

## Residential Design—Small Lot Code

### 1 Application

This Code will apply in assessing material change of use and/or building work for a house on a lot smaller than 450m<sup>2</sup> or with an average width less than 15m, or on a rear lot smaller than 600m<sup>2</sup> (excluding access way).

This Code does not apply where a Building Envelope Plan and alternative levels of assessment have been approved as part of a Neighbourhood Structure Plan or a detailed subdivision (for further detail refer to the **Structure Planning Code** and the **Subdivision Code**). In these ‘greenfield’ sites small lot housing development designed within Building Envelope Plans is able to provide attractive living environments and to ensure neighbour interface issues are addressed from the outset. As a result this Code is primarily concerned with ‘infill’ development where new small lot houses are proposed in established residential areas.

A house that complies with the Acceptable Solutions of Part 1 of this Code will only be self assessable against Part 1 and does not have to be assessed against Part 2 of the Code.

Where the house does not comply with the Acceptable Solutions of Part 1 of the Code it will be impact assessable against Part 1 and Part 2 of this Code.

This Code does not apply to building work involving only renovations and extensions to an existing building where the proposed extensions are fully contained within the building envelope described in *Table 1 Building Envelope Requirements* provided:

- The total building footprint of the dwelling including extensions does not exceed 50% of the site area
- All windows of habitable rooms, decks, verandahs or balconies that form part of the renovation or extension are screened to the side boundaries in accordance with the Code.

This Code does not apply to the following building work outside the building envelope described in *Table 1 Building Envelope Requirements*:

- Raising an existing house where the side boundary setbacks comply with the setbacks under the *Standard Building Regulation 1993* and the maximum height does not exceed 8.5m above ground level. All windows of habitable rooms, decks, verandahs or balconies are screened to the side boundaries in accordance with the Code. For the purpose of this provision the setbacks of the *Standard Building Regulation 1993* are to be read as taken to the wall, not the outermost projection
- Aerials or sewer vents on the roof

- Enclosing under an existing house
- One carport, (maximum depth 6m and maximum width 3m excluding eaves)
- One unenclosed patio or gazebo (maximum roofed area 16m<sup>2</sup> and maximum height 3m)
- Pool and/or spa (any size) and unenclosed ancillary shade structures (maximum roofed area 10m<sup>2</sup> and maximum height 3m)
- Stairs, ramps, lifts, eaves and window hoods with a 0.9m minimum setback from side boundaries
- Unenclosed roofed ground level walkway (maximum 1.3m wide and maximum height of 2.5m above finished ground level to the underside of the ceiling) between the building components
- Rainwater tanks (maximum height 3.5m and maximum footprint 10m<sup>2</sup>)
- One shed (maximum roofed area 10m<sup>2</sup> and maximum height 3m)
- Roof structures over existing decks, balconies (maximum height 8.5m above ground level)
- Gatehouse (maximum roofed area 3m<sup>2</sup> and maximum height 3m)
- One double carport with no garage doors:
  - maximum depth 6m
  - maximum width 6m, excluding eaves
  - minimum side boundary setback 1.5m
  - minimum front boundary setback 2m
  - maximum crossover width 4.5mwhere on a lot with a street frontage width of 15m or greater, and the total building footprint of the dwelling and carport does not exceed 50%.

Although the above renovations and extensions are not assessed against this Code, the extensions are assessable against the House Code.

*Note: Unless specified, the above building works are still subject to the siting provisions of the Standard Building Regulation 1993.*

### 2 Using this Code

In using this Code reference should also be made to Section 1.1—How to use the Codes, at the front of this Chapter.

When the Code is listed in a level of assessment table in Chapter 3 or a Local Plan in Chapter 4 as an Applicable Code for **self assessment**:

- the Code is to be read as being the Acceptable Solutions of Part 1 only
- a Local Plan Code may vary or include additional Acceptable Solutions.

When this Code is listed in a level of assessment table in Chapter 3 or a Local Plan in Chapter 4 as an Applicable Code for **code assessment** or as a Relevant Code for **impact assessment**:

- the Code is to be read as being the Purpose, Performance Criteria and Acceptable Solutions
- a Local Plan may include a Code that may vary or include additional Purposes, Performance Criteria or Acceptable Solutions.

### Glossary

**Adaptable house:** a house capable of use by people with a disability or frailty, including those who rely upon a wheelchair.

**Average depth:** the distance between the mid points of the front and rear boundaries of the lot. For a corner lot the average depth is the distance between the mid points of the front boundaries and the parallel (or almost parallel) side boundaries which ever is the larger. Where there are parallel street frontages, the average depth is the distance between the mid point of the frontages.

*Note: 'Average width' is defined in Chapter 3, Section 10.2.*

**Building footprint:** the proportion of the site (expressed as a percentage) covered by buildings or structures measured to the outermost projection, excluding eaves and window hoods.

**Carport:** an unenclosed carport and does not include a garage door. A carport can be located up against the house.

**Unenclosed:** the sides of the structure are not enclosed with any form of wall or screening material, excluding a balustrade.

## 3 Purpose

The purpose of this Code is to:

- ensure that amenity impacts to other dwellings are minimised, in terms of overshadowing, privacy, and access to sunlight and daylight
- ensure that the size and bulk of houses are not overbearing on, or incompatible with, surrounding development
- ensure the height of houses allows reasonable access to daylight and sunlight for houses and their open space on adjoining properties
- ensure houses over 8.5m above ground level do not adversely affect outlook or views
- encourage small lot houses to provide a pleasant living environment for their occupants
- ensure that adaptable houses are designed and constructed to meet the needs of the disabled and frail.

## 4 Performance Criteria and Acceptable Solutions

### Part 1—Self assessment against Acceptable Solutions (Part 1 will also be used in assessment of impact assessment applications)

Performance Criteria	Acceptable Solutions
<b>Building Envelope</b>	
<p><b>P1</b> Houses on small lots must minimise amenity impacts on other dwellings and their open space in terms of access to sunlight and daylight</p> <p>Building size and bulk is consistent with surrounding development</p> <p>Building size and bulk must not create overbearing development for neighbouring dwellings and their open space</p> <p>Small lots must include an appropriate balance of built form and open space</p>	<p><b>A1.1</b> Side boundary setbacks are as specified in <i>Table 1 Building Envelope Requirements</i></p> <p><b>A1.2</b> Built to boundary walls are as specified in <i>Table 1 Building Envelope Requirements</i></p> <p><b>A1.3</b> Rear boundary setbacks are as specified in <i>Table 1 Building Envelope Requirements</i></p> <p><b>A1.4</b> Length of building requirements are as specified in <i>Table 1 Building Envelope Requirements</i></p> <p><b>A1.5</b> The building footprint does not exceed 50% of the site area</p>
<p><b>P2</b> Building height is consistent with those buildings prevailing in the locality</p> <p>Building height must minimise amenity impacts on other dwellings and their open space in terms of access to sunlight and daylight</p>	<p><b>A2</b> Building heights are as specified in <i>Table 1 Building Envelope Requirements</i>. Non-load bearing aerials, antennas, flues, roof ventilators, and chimneys are not considered part of the house for the purpose of determining building height</p>

Performance Criteria		Acceptable Solutions	
	Building height must not create overbearing development for neighbouring dwellings and their open space		
<b>P3</b>	The setback from any road alignment must complement the setbacks prevailing in the street  The setback from any road alignment must be sufficient to enable screening and noise attenuation from the street	<b>A3</b>	Front boundary setbacks are as specified in <i>Table 1 Building Envelope Requirements</i>

**Table 1 Building Envelope Requirements**

For the purposes of this table and Code, front, rear or any street setbacks are measured from the allotment boundary to the outermost projection of the house or garage, excluding the exempt building work listed at the beginning of the Code such as carport, stairs, ramps, eaves and window hoods. Where the outermost projection is a deck or balcony, the outermost projection is taken to be the balustrade (or in the case of no balustrade the deck or balcony edge). A rear allotment's front boundary is considered to be closest parallel (or almost parallel) boundary to the street from which the allotment has access. To determine what is the side and rear boundaries of a lot refer to *Figure h*.

**A. Allotments with an average depth of more than 25m**

Element	Requirement
1. Side boundary setback and built to boundary walls	<p>Minimum of 1.5m to wall, with minimum 0.9m setback for eaves and window hoods</p> <p>Built to boundary walls are:</p> <ul style="list-style-type: none"> <li>limited to one side boundary</li> <li>limited to non-habitable rooms with no windows or openings to the side boundary</li> <li>a maximum total length of 9m</li> <li>a maximum average height of 3.5m</li> <li>a maximum height of 4.5m</li> <li>no closer than 1.5m to a window in a habitable room of an adjoining dwelling (refer to <i>Figure i</i>)</li> </ul> <p>OR</p> <p>Two houses may have reduced setbacks to the same internal side boundary or be built to the same boundary, provided they are approved and constructed at the same time and the external side boundary setbacks are a minimum of 1.5m to the wall, with a minimum of 0.9m setback to eaves and window hoods. Built to boundary walls to the external side boundaries are not allowed</p> <p>Refer to <i>Figure j</i></p> <p><i>Note: Figures a to g illustrate only one option for locating built to boundary walls. These figures do not prevent a built to boundary wall being on the other boundary. They also do not require built to boundary walls to be located only at the front of the building</i></p>
2. Front boundary setback	<p><b>Where there are existing adjoining buildings fronting the same street:</b></p> <p>The house is set back from any road alignment within 20% of the average front setback of the adjoining buildings fronting the same street. Alternatively the house may be set back a minimum of 6m where the average front setback of the adjoining buildings fronting the same street is more than 6m</p> <p>Refer to <i>Figure k</i></p> <p><b>Where there is only one existing adjoining building fronting the same street:</b></p> <p>The house is set back from any road alignment within 20% of the front setback of the adjoining building fronting the same street. Alternatively the house may be set back a minimum of 6m where the front setback of the adjoining building fronting the same street is more than 6m</p> <p>Refer to <i>Figure l</i></p>

Element	Requirement
	<p><b>Where there are no existing adjoining buildings fronting the same street:</b> The house is set back from any road alignment a minimum of 3m Refer to <i>Figure l</i></p>
3. Rear boundary setback	Minimum of 6m
4. Length of building	<p>Maximum of 25m (maybe in two or more parts provided combined length does not exceed 25m). Length includes garages, decks, balconies, verandahs and other projections Excludes eaves, sunhoods and other building work exempt from assessment as listed in Section 1 of the Code</p>
5. Building height	Maximum of 7.5m above ground level at side and rear walls, increasing at no more than 30° to a maximum of 8.5m above ground level

Refer to *Figures a, b* and *c* illustrate typical building envelopes.

**B. Allotments which have an average depth of 25m or less**  
(Including rear lots where the average depth, excluding the access way, is 25m or less)

Element	Requirement
1. Side boundary setback and built to boundary walls	<p>Minimum of 1.5m to wall, with minimum 0.9m setback for eaves and window hoods Built to boundary walls, are:</p> <ul style="list-style-type: none"> <li>• limited to one side boundary</li> <li>• limited to non-habitable rooms with no windows or openings to the side boundary</li> <li>• a maximum total length of 9m</li> <li>• a maximum average height of 3.5m</li> <li>• a maximum height of 4.5m</li> <li>• no closer than 1.5m to a window in a habitable room of an adjoining dwelling (refer to <i>Figure i</i>)</li> </ul> <p>OR</p> <p>Two houses may have reduced setbacks to the same internal side boundary or be built to the same boundary, provided they are approved and constructed at the same time and the other side boundary setbacks are a minimum of 1.5m to the wall, with a minimum of 0.9m setback to eaves and window hoods. Built to boundary walls to the external side boundaries are not allowed</p> <p>Refer to <i>Figure j</i></p> <p><i>Note: Figures a to g illustrate only one option for locating built to boundary walls. These figures do not prevent a built to boundary wall being on the other boundary. They also do not require built to boundary walls to be located only at the front of the building</i></p>
2. Front boundary setback	<p><b>Where there are existing adjoining buildings fronting the same street:</b> The house is set back from any road alignment within 20% of the average front setback of the adjoining buildings fronting the same street. Alternatively the house may be set back a minimum of 6m where the average front setback of the adjoining buildings fronting the same street is more than 6m Refer to <i>Figure k</i></p> <p><b>Where there is only one existing adjoining building fronting the same street:</b> The house is set back from any road alignment within 20% of the front setback of the adjoining building fronting the same street. Alternatively the house may be set back a minimum of 6m where the front setback of the adjoining building fronting the same street is more than 6m Refer to <i>Figure l</i></p>

Element	Requirement
	<p><b>Where there are no existing adjoining buildings fronting the same street or where a rear lot:</b></p> <p>The house is set back from any road alignment. If it is a rear lot, the rear boundary of the lot in front is a minimum of 3m</p> <p>Refer to <i>Figure l</i></p>
3. Rear boundary setback	Minimum of 2.5m
4. Building height	Maximum of 7.5m above ground level at side and rear walls, increasing at no more than 30° to a maximum of 8.5m above ground level

Refer to *Figure d* that illustrates a building envelope for an allotment with an average depth of 25m or less. *Figure e* illustrates a building envelope for a rear allotment with an average depth (excluding the access way) of 25m or less.

### C. Allotments which have two or more street frontages

The same envelope described in 'A' or 'B' above applies, with the following variations:

Element	Requirement
Front boundary setback on corner lots with an average depth of 25m or less	<p><b>Where there are existing adjoining buildings on each side:</b></p> <p>The house is set back from any road alignment within 20% of the front setback of the adjoining building fronting each street. Alternatively the house may be setback a minimum of 3m where the average setback of the adjoining buildings is more than 3m</p> <p>Refer to <i>Figure m</i></p> <p><b>Where there is only one existing adjoining building:</b></p> <p>The house is set back from any road alignment within 20% of the front setback of the adjoining building fronting the same street. Alternatively the house may be setback a minimum of 3m where the setback of the adjoining building fronting the same street is more than 3m. The setback from the frontage that has no adjoining building is a minimum of 3m</p> <p><b>Where there are no existing adjoining buildings:</b></p> <p>The house is set back from any road alignment a minimum of 3m</p>
Front boundary setback on all other corner lots Refer to <i>Figure n</i>	<p><b>Street setback to primary frontage (shortest frontage) where an existing adjoining building:</b></p> <p>The house is set back from any road alignment within 20% of the front setback of the adjoining house on the same (primary frontage) street. Alternatively the house may be set back a minimum of 6m where the front setback of the adjoining building fronting the same street is more than 6m</p> <p><b>Street setback to primary frontage (shortest frontage) where no existing adjoining building:</b></p> <p>The house is set back from any road alignment a minimum of 3m</p> <p><b>Street setback to secondary frontage (longest frontage):</b></p> <p>The house is set back from secondary frontage a minimum of 1.5m</p>
Front boundary setback for lots with two parallel street frontages Refer to <i>Figure o</i> <i>Notes: These lots have no rear boundary</i> <i>Despite the front setbacks allowed, the total length of the building may not exceed 25m</i>	<p>The house should front the same road alignment most commonly used as the primary frontage by other houses in the block</p> <p>The house is set back from the common frontage within 20% of the average setback of the adjoining building/s fronting the same street. Alternatively the house may be set back a minimum of 6m where the average front setback of the adjoining building/s fronting the same street is more than 6m. Where there are no adjoining buildings fronting the common frontage the setback to that frontage shall be a minimum of 3m</p> <p>The setback from the house to the lot's other road alignment shall be a minimum of 6m</p>

Figure f illustrates the building envelope for a corner allotment with two street frontages and an average depth of 25m or less. Figure g illustrates the building envelope for a corner allotment with two street frontages and an average depth over 25m.

Performance Criteria		Acceptable Solutions	
<b>Detailed building design</b>			
<b>P4</b>	The building must be oriented to the street to facilitate casual surveillance of the street and provide visual interest	<b>Solutions for lots other than rear lots</b> (Note: There are no requirements for rear lots)	
		<b>A4.1</b>	The house has windows and/or balconies on the facade/s facing the street
		<b>A4.2</b>	The house has an entry visible from the street
<b>P5</b>	Fencing for lots must: <ul style="list-style-type: none"> <li>not prevent casual surveillance of the street</li> <li>enable use of private open space</li> <li>assist in highlighting entrances to the property</li> </ul>	<b>A5.1</b>	Whilst front fences are not required, the maximum height of any new fences on any road frontage does not exceed: <ul style="list-style-type: none"> <li>1.5m if at least 50% transparent</li> <li>1.2m if solid or less than 50% transparent</li> </ul>
		OR	
		<b>A5.2</b>	Whilst front fences are not required, the maximum height of any new fences on any boundary of a lot fronting an arterial route, as shown in the planning scheme maps, or facing a railway line does not exceed 1.8m
<b>P6</b>	Private open space must have useable proportions to suit the recreation needs of the residents, as well as providing space for service functions such as clothes drying  Decks, balconies, verandahs and covered ground level outdoor recreation areas form an integral part of the building design, contributing to recreation needs and providing a break in the built form	<b>A6.1</b>	The minimum area of private open space is 100m <sup>2</sup> , or 30% of the site, whichever is the greater, no part of which has a minimum dimension of less than 2.5m. The total private open space may include deck, balconies, verandahs and covered ground level recreation areas having minimum dimensions of 3m
		<b>A6.2</b>	Decks, balconies, verandahs or covered ground level recreation areas such as patios comprise at least 15% of the total building footprint
<b>P7</b>	Vehicle parking and access must be sufficient, safe and convenient for residents and visitors. Car accommodation must not dominate the appearance of the building when viewed from the street  Refer to <i>Figure p</i>	<b>A7.1</b>	The crossover width is a maximum of 3m
		<b>A7.2</b>	Each house is provided with a minimum of one on-site car parking space
		<b>Solutions for lots other than rear lots</b> (Note: There are no solutions for rear lots)	
		<b>A7.3</b>	Where a tandem design, the parking is designed in accordance with <i>Figure q</i>
		<b>A7.4</b>	Where parking is a double car width design, the house has a: <ul style="list-style-type: none"> <li>double carport with a maximum total width of 6m or</li> <li>maximum of only one single car width garage (whether or not also containing a carport), and the car parking (including garage) has a maximum total width of 6m (refer to <i>Figure r</i>) or</li> </ul>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <li>• double garage with a maximum door width of 6m which is recessed at least 1m beneath the upper storey, balcony or verandah to allow for overshadowing of the garage. Where the garage is built to the boundary, that part of the garage within 1.5m of the side boundary does not need to be recessed (refer to <i>Figure s</i>); or</li> <li>• double garage with a maximum door width of 6m where the garage faces a street with a frontage of 15m or greater in width</li> </ul> <p><b>A7.5</b> Where car accommodation is constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback), a double carport/garage with a maximum internal width of 6m (excluding eaves) may be constructed closer to the road alignment than the house. A crossover may be provided for the full width of the car accommodation. This provision supersedes the front boundary setback requirements in <i>Table 1 Building Envelope Requirements</i>. All other provisions in <i>Table 1</i> are still applicable</p> <p>Refer to <i>Figure t</i></p>
<p><b>P8</b> Direct overlooking between buildings must be minimised by building layout, location and design of windows and balconies or screening devices</p>	<p><b>A8.1</b> Where the proposed house is within 2m at ground level or 9m above ground level of an existing adjacent house (refer to <i>Figure u</i>), windows of habitable rooms with an outlook to habitable room windows in an adjacent house have:</p> <ul style="list-style-type: none"> <li>• an offset from the habitable room windows in the adjacent house to limit direct outlook as shown in <i>Figure v</i></li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• sill heights of 1.5m above floor level</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• fixed obscure glazing in any part of the window below 1.5m above floor level</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• fixed external screens</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level</li> </ul>

Performance Criteria	Acceptable Solutions
	<p><b>A8.2</b> Roof decks or viewing platforms are setback at least 1.5m from side boundaries and are no more than 7m above ground level or on upper storey roofs whichever is the lesser</p> <p><b>A8.3</b> Where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent house, that view is screened from floor level to a height of 1.5m above floor level</p> <p><b>A8.4</b> Screening devices are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable (refer to <i>Figures w and x</i>)</p> <p>The screening device is offset a minimum of 0.3m from the face of any window</p> <p>Screening devices may be hinged or otherwise attached to facilitate emergency egress only</p>
<p><b>P9</b> Landscaping must be consistent with the established landscape character of the area and accommodate the retention of existing vegetation, including street trees</p>	<p><b>A9</b> Established trees are retained where removal is not required to site the house</p>
<p><b>Concessions for single storey adaptable housing</b> (Note: Compliance is not required with Performance Criteria/Acceptable Solutions P1/A1.1 to A1.5, P2/A2, P3/A3 and P7/A7.3 to A7.5)</p>	
<p><b>P10</b> Adaptable houses must minimise amenity impacts on other dwellings and their open space in terms of access to sunlight and daylight and privacy</p> <p>Building size and bulk must not create overbearing development for neighbouring dwellings and their open space</p> <p>Adaptable housing must be designed and constructed to appropriate standards to facilitate use by a person/s with a disability or frailty, including those who rely upon a wheelchair</p>	<p><b>A10.1</b> The house:</p> <ul style="list-style-type: none"> <li>• has a maximum wall height of 4.5m above ground level</li> <li>• has no more than 1 storey above ground level</li> <li>• has a minimum side boundary setback of 0.75m to one side boundary and 1.5m to the other side boundary (excluding eaves and window hoods)</li> <li>• is set back a minimum of 3m from any road alignment (excluding eaves, window hoods, stairs and ramps)</li> <li>• has a minimum rear setback of 6m or 2.5m for a lot with an average depth of 25m or less</li> <li>• has a built to boundary wall no greater than the provisions for built to boundary walls indicated in <i>Table 1 Building Envelope Requirements</i></li> </ul>

Performance Criteria	Acceptable Solutions
	<p><b>A10.2</b> The house is designed to a “Class C” classification in accordance with <i>Australian Standard AS4299—Adaptable Housing</i></p> <p><b>A10.3</b> An external pathway a minimum of 1m wide is provided from the front to the rear of the property. The path is to comply with the requirements for an accessible pathway as set out in <i>Australian Standard AS4299—Adaptable Housing</i></p> <p><b>A10.4</b> The house contains a maximum of a single car garage with a maximum width of 4m</p>

## Part 2 – Additional Performance Criteria for Impact Assessable Development

Performance Criteria	Acceptable Solutions
<p><b>P11</b> Building heights over those specified in <i>Table 1 Building Envelope Requirements</i> are consistent with and repeated in the form of surrounding development</p> <p>Any additional part of the building above the specified height must not result in impacts on other dwellings or open space areas in terms of:</p> <ul style="list-style-type: none"> <li>• loss of amenity from overshadowing</li> <li>• loss of amenity from reduced access to sunlight and daylight</li> <li>• loss of views or outlook</li> </ul> <p>The additional part of the building over the specified height does not result in reduced visual amenity of an area, particularly where the site is on a prominent ridgeline</p> <p><i>Note:</i> An example of an impact assessable proposal which may meet this Performance Criterion is at Figure y</p>	<p><b>A11</b> No Acceptable Solution is prescribed</p>
<p><b>P12</b> Raising an existing house that would result in side boundary setbacks which do not comply with the <i>Standard Building Regulation 1993</i> (as read to the wall) must meet the reasonable expectations of neighbours and not increase fire hazard</p>	<p><b>A12.1</b> The houses on either side have the same or lesser side boundary setbacks and have the same or greater height</p> <p>Refer to <i>Figure z</i></p> <p><b>A12.2</b> Fire resistance is achieved in a manner consistent with the requirements of the Building Code of Australia</p>

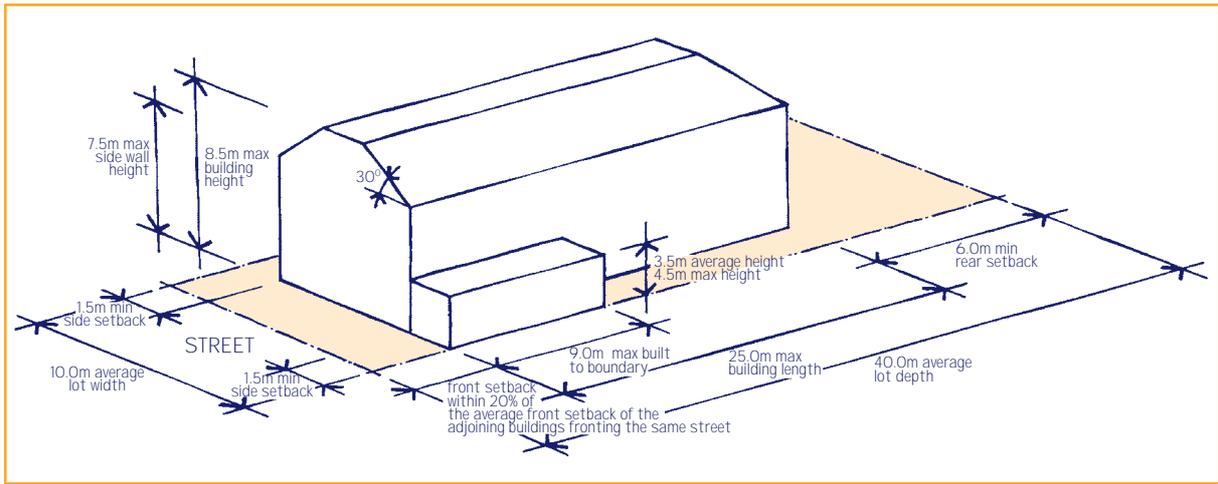


Figure a Building envelope for a typical 16 perch (405m<sup>2</sup>) lot with one street frontage

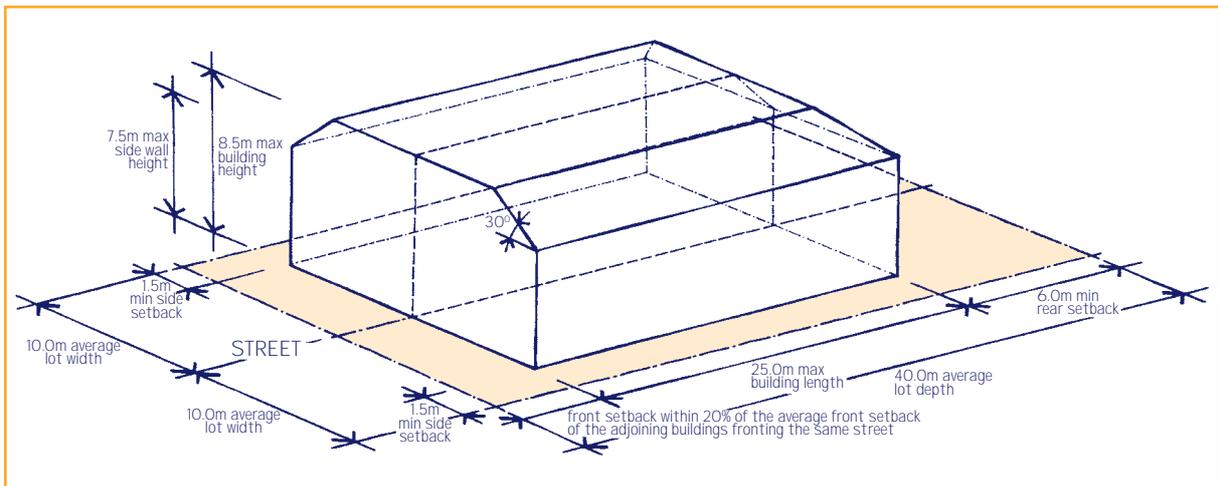


Figure b Possible building envelope for built to boundary small lot houses with one street frontage

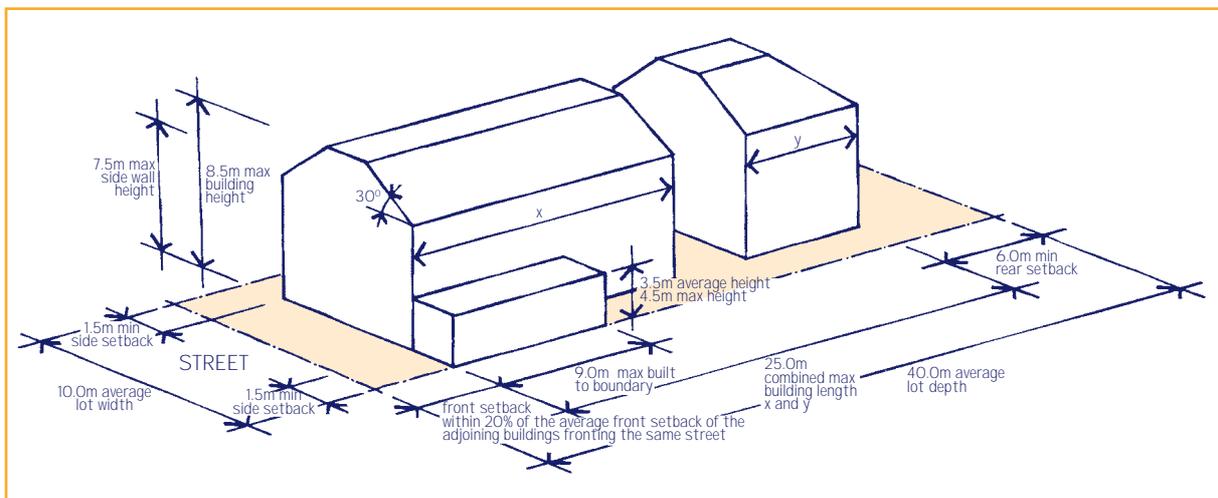


Figure c Building envelope for a typical 16 perch (405m<sup>2</sup>) lot with one street frontage and a break in the building

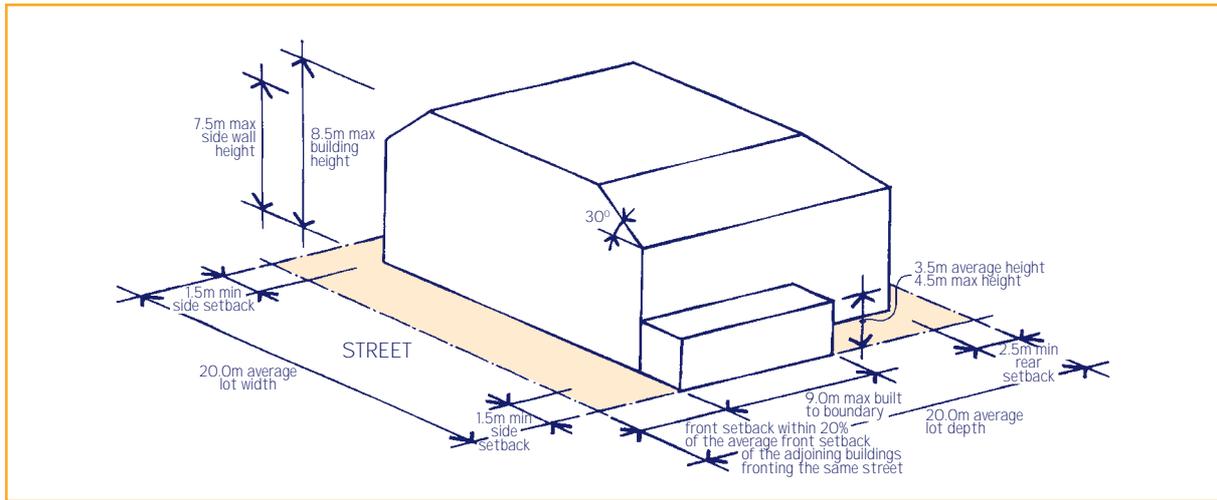


Figure d Building envelope where the depth of the allotments is 25 metres or less with one street frontage

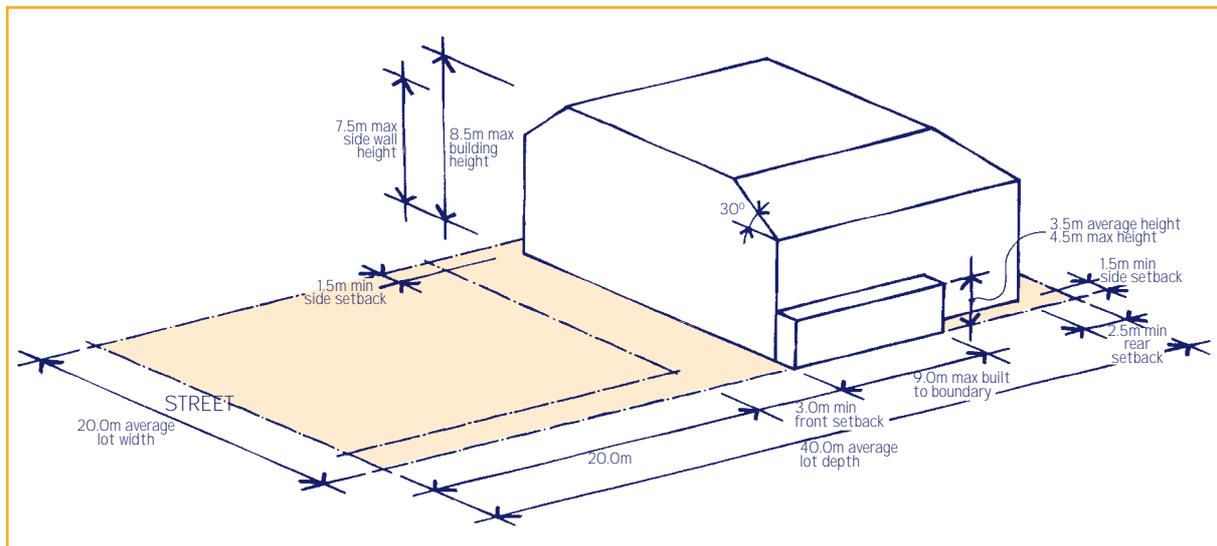


Figure e Building envelope for a rear allotment, where the average depth (excluding the access way) is 25 metres or less

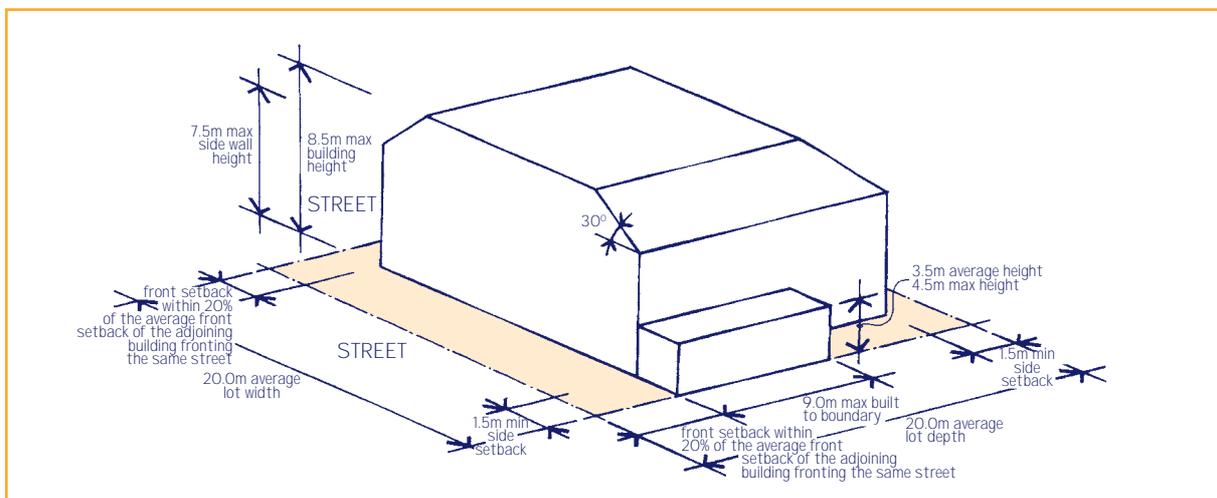


Figure f Building envelope for a corner allotment where the depth of the allotments is 25 metres or less

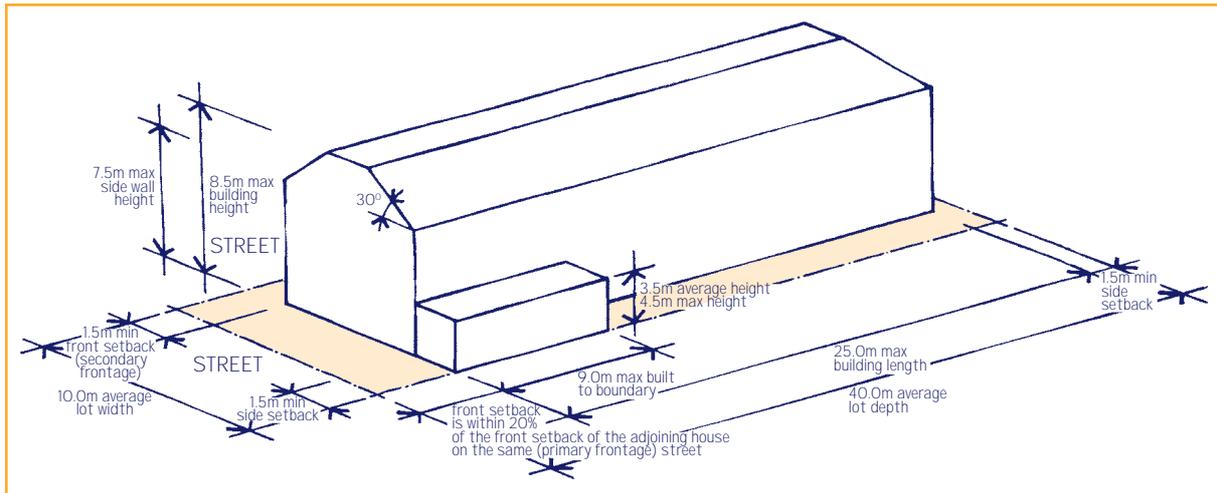


Figure g Building envelope for a corner allotment with a depth of greater than 25m in an established area

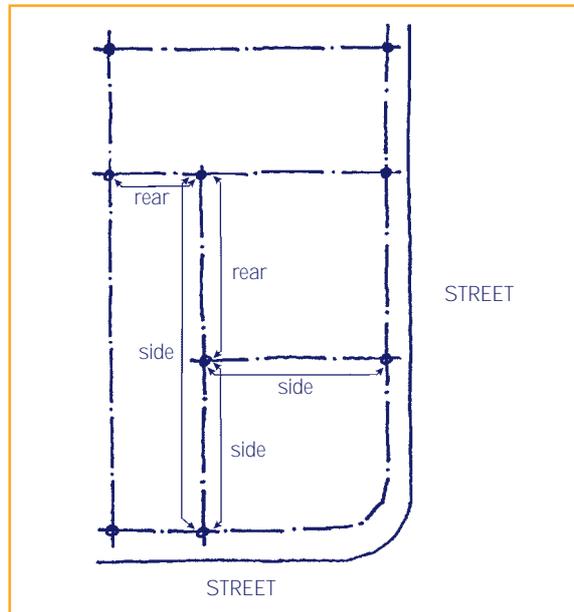


Figure h Side and rear boundaries on small lots

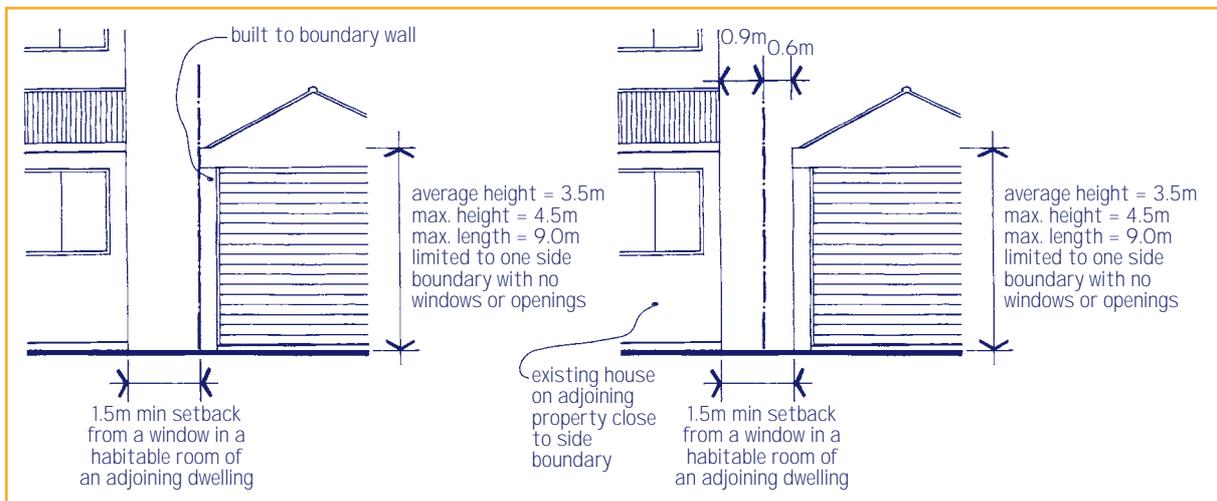


Figure i Built to boundary walls

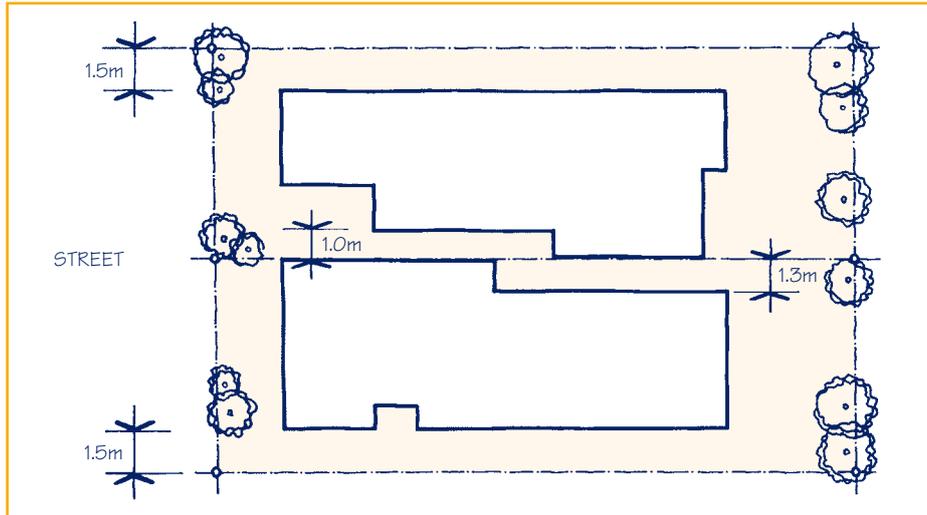


Figure j Example of two houses built to the same boundary

Note that the houses do not need to be immediately adjoining each other and that reduced setbacks are allowed to the internal side boundary

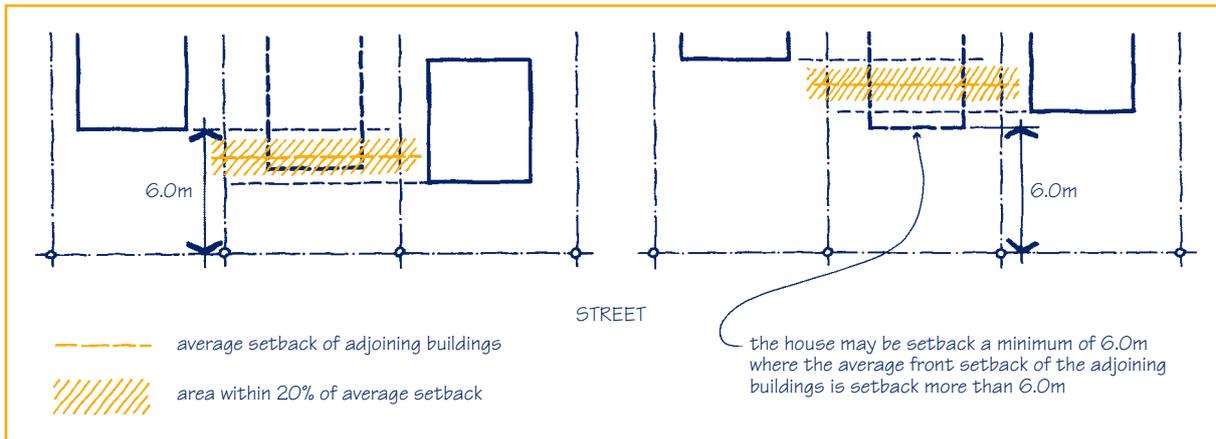


Figure k Front setback where there are existing adjoining buildings fronting the same street

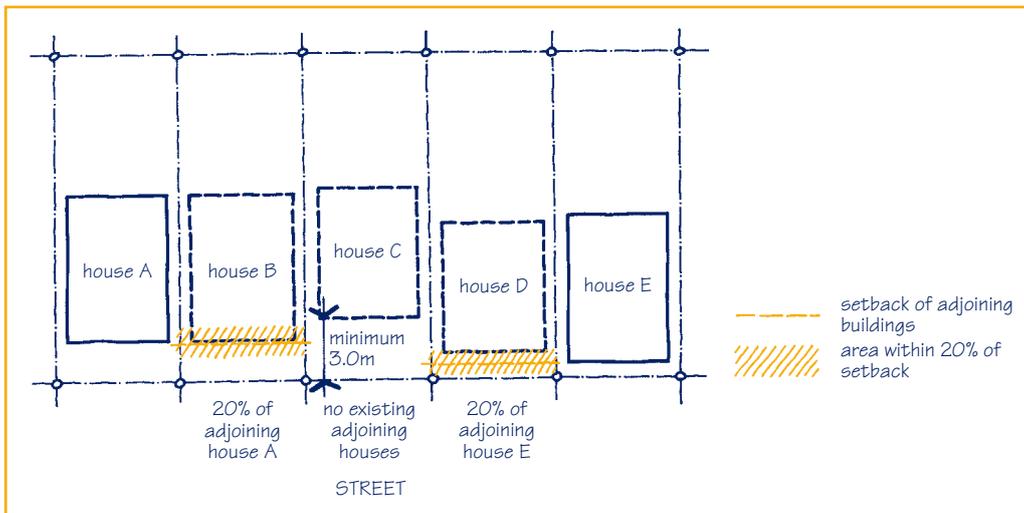


Figure l New houses B and D are set back within 20% of the front setback of existing adjoining houses A and E. New house C has no existing adjoining buildings, therefore it may be set back a minimum of 3.0m

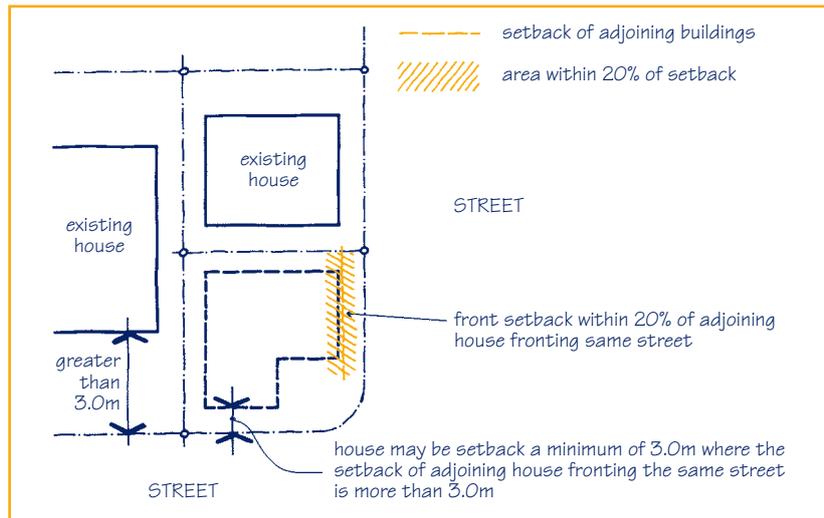


Figure m Front setbacks for corner lots with an average depth of 25m or less

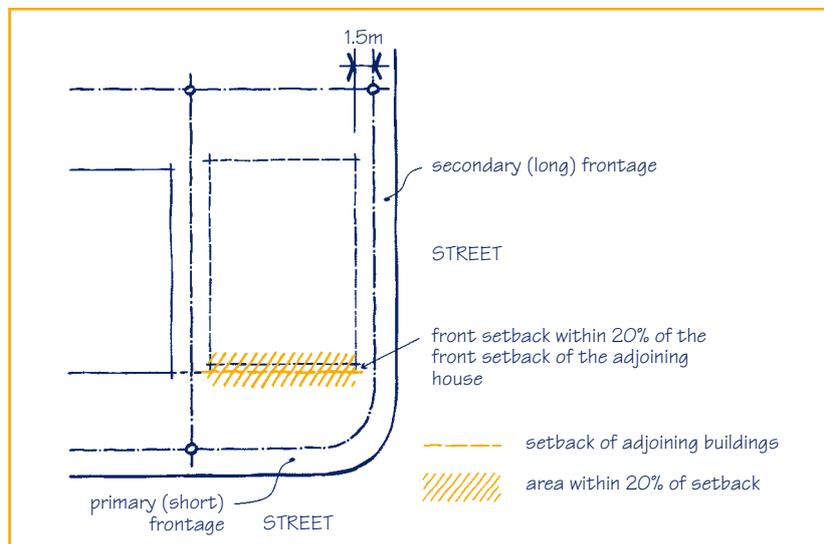


Figure n Primary and secondary street frontages on corner lots with an average depth of more than 25m

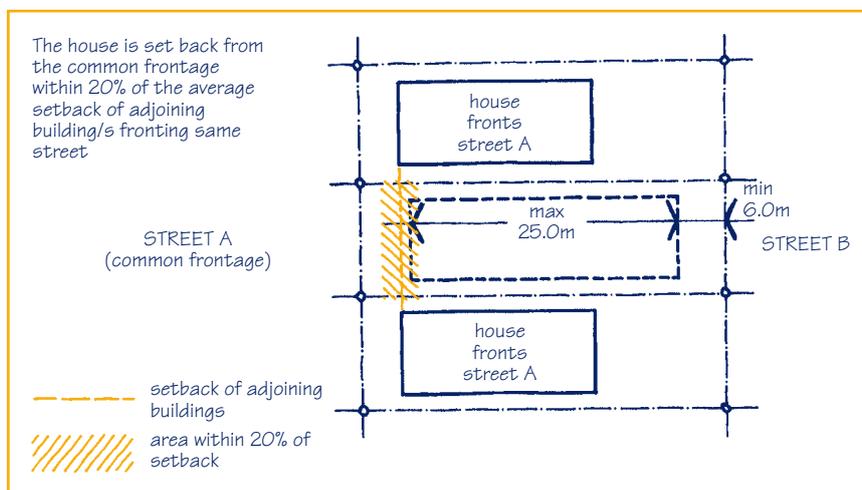


Figure o Front boundary setback for lots with parallel street frontages

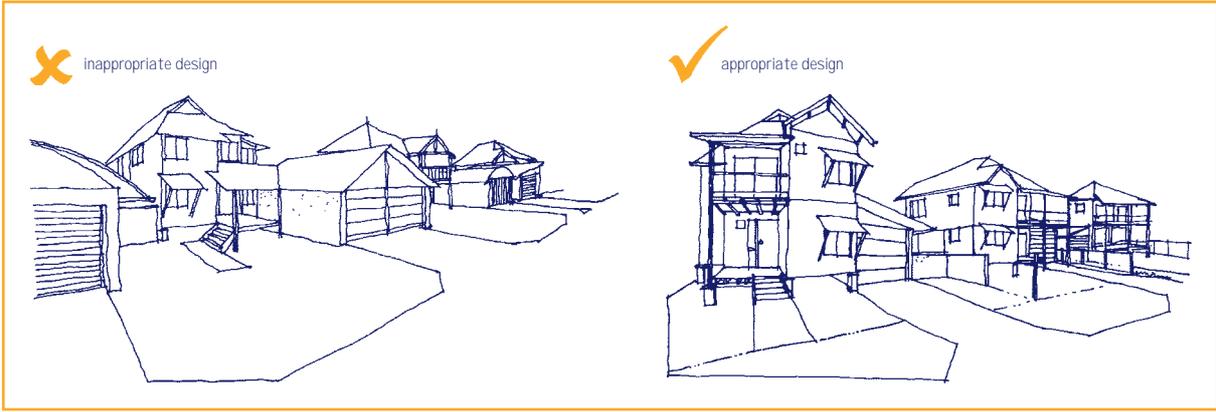


Figure p Dominance of parking structures will be minimised

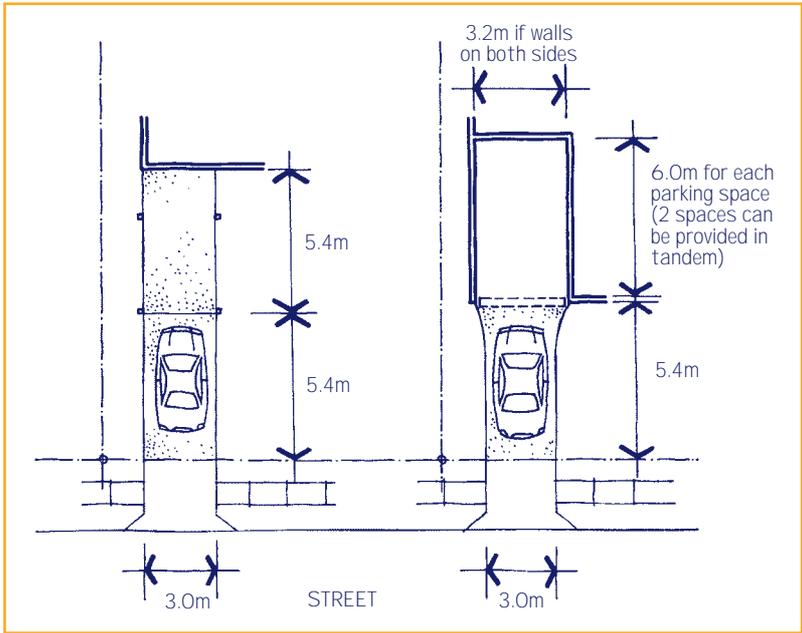


Figure q Tandem design, including minimum dimensions for carparking



Figure r Double width design, in this case, car accommodation must not dominate the street

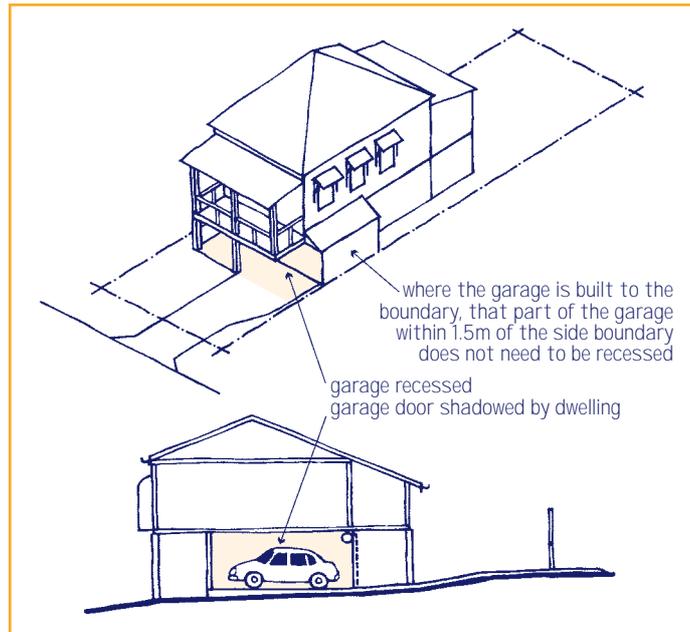


Figure s Location of the garage beneath the house reduces dominance of double width car accommodation

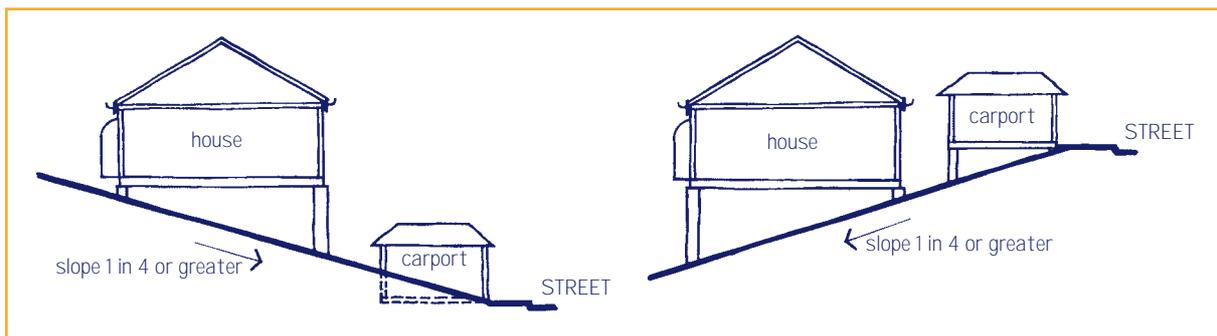


Figure t Car accommodation on steep slope

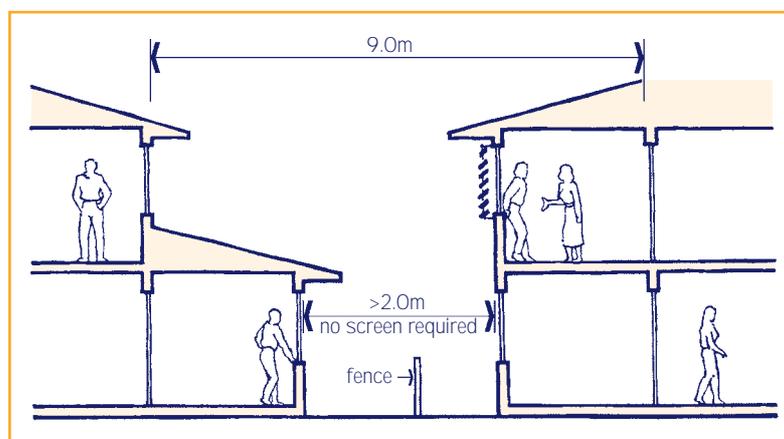


Figure u At ground floor level no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground floor no screen is required where a minimum 9.0m setback from neighbouring windows occurs

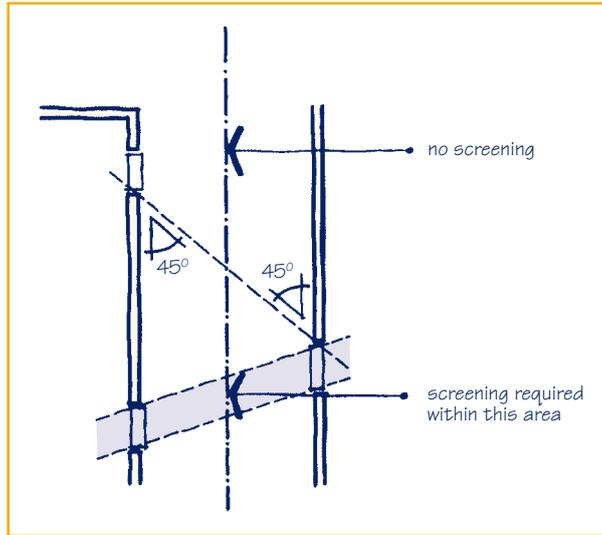


Figure v Adequate screening will be provided unless separation between windows is achieved

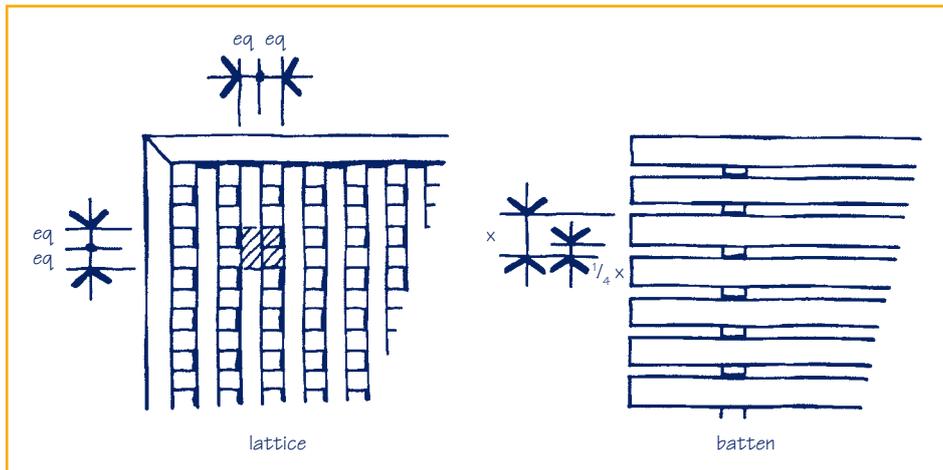


Figure w Privacy screens

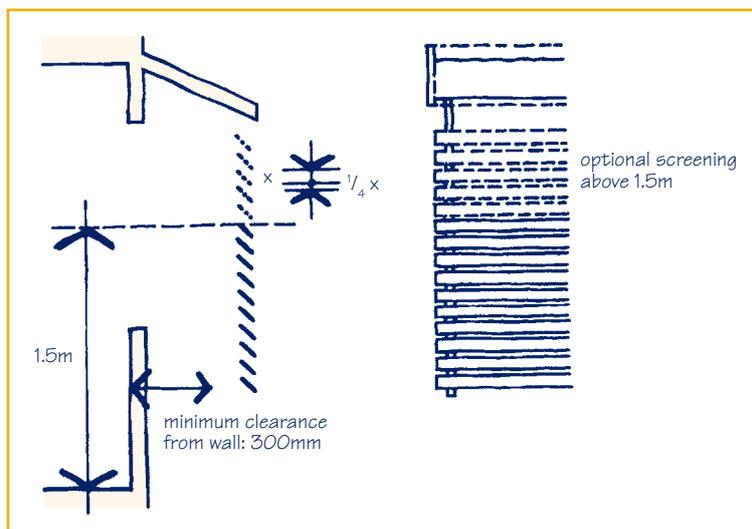


Figure x Privacy screening requirements

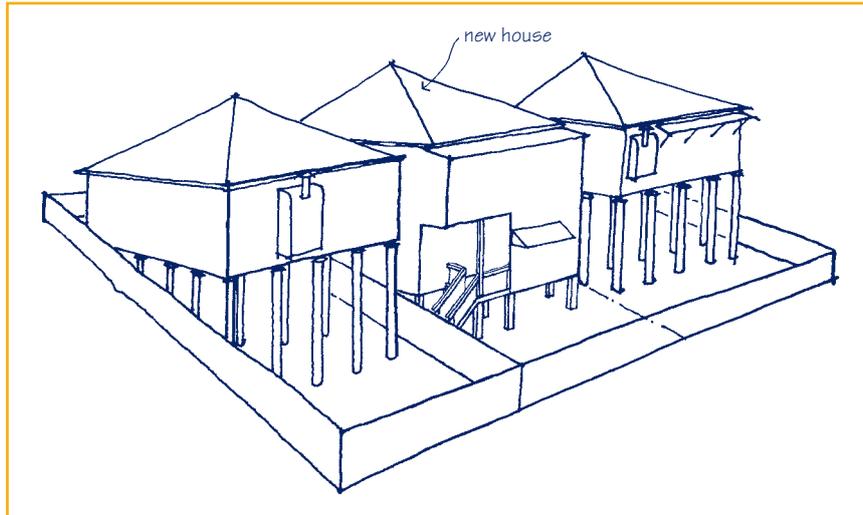


Figure y Height and length of new house matches neighbouring houses



Figure z When raising an existing house, it should have the same or greater side boundary setbacks than the houses on either side and have the same or lesser height