

Height of Non-Residential Buildings

City Policy

Responsible Directorate: Planning and Community Development

1. Purpose:

The purpose of this policy is to set provisions for the height of non-residential buildings in the City of Joondalup.

2. Objective:

The objective of this policy is to ensure that the height of non-residential buildings is appropriate to the context of any development site and sympathetic to the desired character, built form and amenity of the surrounding area.

3. Authority:

This policy has been prepared in accordance with Clause 8.11 of the City of Joondalup *District Planning Scheme No. 2* (the Scheme).

4. Application:

This policy applies to all non-residential buildings, including buildings on local reserves, however does not apply to non-residential buildings on land:

- a. included as a Reserve under the Metropolitan Region Scheme
- b. subject to an approved structure plan (including structure plans for the Joondalup City Centre) or local development plan, where relevant height provisions are included.

This policy does not apply to buildings, including mixed-use developments, to which the Residential Design Codes (R-Codes) apply.

4. Definitions:

“**Coastal area**” means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“**Height**”, when used in relation to a building, means:

- a. if the building is used for residential purposes, has the meaning given in the Residential Design Codes; or
- b. if the building is used for purposes other than residential purposes, means the maximum vertical distance between the approved or natural lot level and the finished roof height directly above.

“Approved or natural lot level” means:

- a. the contour or spot levels (RL) of previously undisturbed land noted on a site plan or site survey plan;
- b. the levels on a site which precede the proposed development, excluding any site works unless established as part of approved subdivision of the land preceding development;
- c. where land has been previously disturbed, shall be deemed to be based on existing records or where there are no adequate records, an estimate as determined by the City.

“Minor and incidental development” for the purposes of this policy includes:

- a. development for the purpose of allowing access or the provision of services or infrastructure that would not prejudice future development outcomes;
- b. change of use applications;
- c. minor modifications to existing buildings;
- d. minor modifications to car parking;
- e. signage;
- f. changes to landscaping;
- g. patio, verandah, shade sail, portico or outbuilding additions to an existing development.

“Non-residential building” means a building to which the Residential Design Codes do not apply.

“Non-residential coastal sites” for the purposes of this policy includes the following sites, or lots created from these sites:

- Lot 1436 (59) Beachside Drive, Burns Beach
- Lot 100 (10) Oceanside Promenade, Mullaloo
- Lot 554 (19) Henderson Drive, Kallaroo (portion of site)
- Lot 803 (15) Hocking Parade, Sorrento (portion of site)
- Lot 25 (1) Padbury Circle, Sorrento

Sorrento Local Centre comprising:

- Lot 147 (2) Padbury Circle, Sorrento
- Lots 148 (136A-136B) 149 (134) West Coast Drive, Sorrento

Height of Non-Residential Buildings

- Lot 2 (130) West Coast Drive, Sorrento
- Lot 153 (128) West Coast Drive, Sorrento
- Lot 154 (1) Raleigh Rd, Sorrento

5. Details:

Maximum height of non-residential buildings

The maximum height of non-residential buildings as measured from the approved or natural lot level is to be in accordance with the following table:

Zone or Reserve or Location	Maximum building height	Exceptions
<ul style="list-style-type: none"> • Residential • Special Residential • Any other lot where building height is not specified elsewhere 	Table 3 – Category B of the R-Codes.	<p>The development of a Nursing Home or Retirement Village on a 'Residential' zoned lot of 5,000m² or more coded R40 or lower, the maximum height is not to exceed the maximum height set out in Table 3 – Category C of the R-Codes.</p> <p>The development of a Nursing Home or Retirement Village on a 'Residential' zoned lot of 5,000m² or more coded R50 or higher, the maximum height is not to exceed the maximum height for R80 development in Table 4 of the R-Codes.</p>
<ul style="list-style-type: none"> • Private Clubs and Recreation • Local Reserve 	Table 3 – Category B of the R-Codes.	Not applicable.
<ul style="list-style-type: none"> • Mixed Use • Business • Commercial 	Table 4 of the R-Codes for the applicable coding of that lot.	Where a lot abuts a 'Residential' zoned lot, the maximum building height is not to exceed the height set out in Table 3 - Category B of the R-Codes within 6 metres of this common boundary.
<ul style="list-style-type: none"> • Service Industrial • Civic and Cultural • Rural 	Table 3 – Category C of the R-Codes.	Where a lot abuts a 'Residential' zoned lot, the maximum building height is not to exceed the height set out in Table 3 - Category B of the R-Codes within 6 metres of this common boundary.
• Non-residential coastal sites	Table 3 – Category B of the R-Codes	<p>Minor and incidental development which does not increase the height of existing buildings.</p> <p>Greater height that has been approved as part of a structure plan or local development plan, taking into account:</p> <ol style="list-style-type: none"> existing built form, topography and landscape character of the surrounding area; building siting and design; bulk and scale of buildings and the potential to unreasonably overshadow adjoining properties or the foreshore; visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces.

Creation Date: <mmmm yyyy (adopted by Council)>

Amendments: Not applicable

Related Documentation:

- *District Planning Scheme No. 2*
- *State Planning Policy 2.6 State Coastal Planning*

Figures taken from Residential Design Codes Tables 3 and 4

Table 3

	Maximum height		
	Category		
	A	B	C
Top of external wall (roof above)	3m	6m	9m
Top of external wall (concealed roof)	4m	7m	10m
Top of pitched roof	6m	9m	12m

Table 4

	Maximum height							
	R-Code							
	R30	R35	R40	R50	R60	R80	R100	R160
Top of external wall (roof above)	6m	6m	6m	9m	9m	12m	12m	15m
Top of external wall (concealed roof)	7m	7m	7m	10m	10m	13m	13m	16m
Top of pitched roof	9m	9m	9m	12m	12m	15m	15m	18m

Height of Non-Residential Buildings

Residential Development Policy

City Policy

Responsible Directorate Planning and Community Development

1. Purpose:

The purpose of this policy is to provide guidance on the assessment criteria to be used for residential development within the City of Joondalup.

2. Objectives:

The overall objectives of this Policy are to encourage:

- An improved streetscape outcome, which is attractive and enhances and complements the visual character, bulk and scale of the surrounding built form;
- High quality built development outcomes in relation to building design and site layout;
- Safe, functional and attractive access arrangements in and out of sites, which contribute to the overall aesthetics of developments, are provided by residential subdivision and development;
- New development to be designed having regard to the issue of crime prevention and surveillance of the street and housing entrances;
- Varying density development, including development within dual density coded areas, that is integrated into the surrounding built environment.

3. Authority:

This Policy has been prepared under and in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2* (the Scheme) and Part 7 of the R-Codes.

4. Application:

This Policy applies to all **residential development** within the City of Joondalup and establishes agreed standards for the assessment and determination of applications for Planning Approval and applications requiring the exercise of discretion under the Scheme or R-Codes.

This Policy will also be applied when preparing and determining local structure plans and local development plans, and when making recommendations to the Western Australian Planning Commission on subdivision of land for residential development, to ensure the lots created can be developed in accordance with this Policy.

Where a Scheme, structure plan or local development plan provision is in conflict or inconsistent with this policy, the Scheme, structure plan or local development plan provision shall prevail.

5. Definitions:

Other than those terms defined below for the purposes of this Policy, all terms shall have the same meaning as that given to them within the Scheme and R-Codes;

“Approved or Natural Lot Level” means:

- a. the contour or spot levels (RL) of previously undisturbed land noted on a site plan or site survey plan;
- b. the levels on a site which precede the proposed development, excluding any site works unless established as part of approved subdivision of the land preceding development;
- c. where land has been previously disturbed, shall be deemed to be based on existing records or where there are no adequate records, an estimate as determined by the City.

“Average front setback” means the reduction of the primary street setback by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a porch, balcony, verandah, chimney or equivalent, intruding into the street setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c of the R-codes).

“Coastal Area” means land within 300 metres of the horizontal shoreline datum of a coast, as defined within State Planning Policy 2.6 State Coastal Planning Policy.

“Minor incursion” means an eave, porch, balcony, verandah, chimney or equivalent).

“Storey” means the vertical space extending from one habitable floor of a building to the floor above (or if there is no floor above, between the floor level and the ceiling) and shall be deemed to be no more than 3.5 metres. An undercroft below natural ground level and a loft space within a roof shall not be defined as a storey, whether habitable or otherwise.

“Residential development” means the following types of development, as well as any ancillary structures, including outbuildings:

- Single house;
- Grouped dwelling;
- Ancillary dwellings;
- Multiple dwellings;
- Aged and dependant persons dwellings;
- Single bedroom dwellings;
- Display home;
- Residential building; and
- Care takers dwelling.

6. Statement:

In accordance with clause 7.3 of the R-Codes, the deemed-to-comply column of the following table sets out those deemed-to-comply provisions of the R-Codes which are amended or replaced through this local planning policy, for all **residential development** in the City of Joondalup. Additional

amendments or replacements to the deemed-to-comply provisions for dual density coded areas applicable under the Scheme are provided in a separate column titled 'Additional Housing Opportunity Area Deemed-to-Comply Criteria'.

The local housing objectives column of the following table augment the R-Codes by providing design and development requirements for aspects of residential development that does not meet the deemed-to-comply requirements or is not provided for under the R-Codes.

This Policy should be read in conjunction with the Scheme, relevant structure plans, local development plans and the R-Codes.

7. Details:

7.1 Applications that comply with the standards specified in the 'Deemed-to-comply' column of the table below are considered acceptable and not likely to adversely affect the amenity of an adjoining property and may therefore be approved without referral to neighbours for comment under Part 4 of the R-Codes.

7.2 Where development does not meet the 'Deemed-to-comply' provisions, as set out in the R-codes or the table below, the applicant may apply for an assessment against the relevant 'Local Housing Objectives' of the table. Where there are no 'Local Housing Objectives' or the application does not comply with Local Housing Objectives, the application will be assessed against the 'Design Principles' and 'Objectives' of the R-Codes.

Where an application does not meet the 'Deemed-to-comply' provisions, the relevant 'Local Housing Objectives' or 'Design Principles', the application will be refused.

7.3 For all residential subdivision applications, conditions will be recommended that ensure the delivery of both the overall objectives and the specific 'Local Housing Objectives' set out in this policy. These include the specific conditions outlined in this policy for dual density coded areas.

7.4 Refusal will be recommended for subdivision applications that, in the City's opinion, are likely to result in the creation of lots that are incapable of being developed in accordance with either the 'Deemed-to-comply' provisions, 'Local Housing Objectives' set out in this policy or the 'Design Principles' and 'Objectives' of the R-codes.

7.5 All development visible from the street shall match the development on the site, and if there is no development on site then it shall match the street, in terms of colour, materials, roof pitch and standard.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
Clause 5.1.1 – Site Area			
<p>C1.1 Development which complies with the dwelling type and site area requirements set out in Table 1 and the following provisions.</p> <p>C1.2 The minimum site area set out in Table 1 is calculated as follows:</p> <ol style="list-style-type: none"> in the case of a single house, the area of a green title lot or survey-strata lot; in the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling; or in the case of multiple dwellings in areas with a coding of less than R30, the total area of the lot divided by the number of dwellings. <p>C1.3 For the purposes of assessing compliance of a proposed development with the minimum and average site areas set out in Table 1, the following adjustments for the purposes of calculating the minimum and average site area shall apply:</p> <ol style="list-style-type: none"> in the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer Figure 1a); or in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b). <p>C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made:</p> <ol style="list-style-type: none"> for the purposes of an aged or dependent persons' dwelling or a single bedroom dwelling, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3 which shall only be applied where development is proposed; in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC; or the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public 	<p>C1.1 Development which complies with the dwelling type and site area requirements set out in Table 1 and the following provisions.</p> <p>C1.2 The minimum site area set out in Table 1 is calculated as follows:</p> <ol style="list-style-type: none"> in the case of a single house, the area of a green title lot or survey-strata lot; in the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling; or in the case of multiple dwellings in areas with a coding of less than R30, the total area of the lot divided by the number of dwellings. <p>C1.3 For the purposes of assessing compliance of a proposed development with the minimum and average site areas set out in Table 1, the following adjustments for the purposes of calculating the minimum and average site area shall apply:</p> <ol style="list-style-type: none"> in the case of a lot with a corner truncation, up to a maximum of 20m² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer Figure 1a); or in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1. Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space, pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b). <p>C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made:</p> <ol style="list-style-type: none"> for the purposes of an aged or dependent persons' dwelling or a single bedroom dwelling, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3 which shall only be applied where development is proposed; in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC; or the area of any existing lot, survey strata lot or 	<p>Site area that meets the relevant design principles</p>	<p>P1.1 Development of the type and density indicated by the density code designated in the scheme.</p> <p>P1.2 The WAPC may approve the creation of a lot, survey strata lot or strata lot of a lesser minimum and/or average site area than that specified in Table 1, and the WAPC in consultation with the local government may approve the creation of a survey strata lot or strata lot for a single house or a grouped dwelling of a lesser minimum site area than that specified in Table 1 provided that the proposed variation would be no more than five per cent less in area than that specified in Table 1; and</p> <ul style="list-style-type: none"> facilitate the protection of an environmental or heritage feature; facilitate the retention of a significant element that contributes toward an existing streetscape worthy of retention; facilitate the development of lots with separate and sufficient frontage to more than one public street; overcome a special or unusual limitation on the development of the land imposed by its size, shape or other feature; allow land to be developed with housing of the same type and form as land in the vicinity and which would not otherwise be able to be developed; or achieve specific objectives of the local planning framework. <p>P1.3 The WAPC, in consultation with the local government, may approve the creation of a survey strata lot or strata lot for an existing authorised grouped dwelling or multiple dwelling development of a lesser minimum and average site area than that specified in Table 1, where, in the opinion of the WAPC or the local government, the development on the resulting survey strata or strata lots is consistent with the objectives of the relevant design elements of the R-Codes, and the orderly and proper planning of the locality.</p>

<p>Replacement Deemed-to-Comply Criteria</p> <p>As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;</p> <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	<p>Additional Housing Opportunity Area Deemed-to-Comply Criteria</p> <p>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</p> <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	<p>Local Housing Objectives</p> <p>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.</p> <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	<p>Design Principles</p> <p>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</p> <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
road, notwithstanding that it is less than that required in Table 1.	strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table 1.		
Clause 5.1.2 – Street Setbacks			
<p>C2.1 Buildings set back from the primary street boundary:</p> <ol style="list-style-type: none"> in accordance with Table 1; corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; reduced by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a minor incursion, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c of the R-codes); in the case of areas coded R15 or higher, where: <ul style="list-style-type: none"> a grouped dwelling has its main frontage to a secondary street; a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way; the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and to provide for registered easements for essential services. <p>C2.2 Buildings set back from the secondary street boundary in accordance with Table 1.</p> <p>C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1.</p> <p>C2.4 A porch, balcony, verandah, chimney or the equivalent may minor incursion (subject to the Building Code of Australia) may reduce the primary street setback by 4m 50 per cent, provided that the total of such projections does not exceed</p>	<p>C2.1 Buildings set back from the primary street boundary:</p> <ol style="list-style-type: none"> in accordance with Table 1 A minimum of 4 metres; corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; reduced by up to 50 per cent provided that the area of any building, including a carport or garage but excluding a minor incursion, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c of the R-codes); in the case of areas coded R15 or higher, where: <ul style="list-style-type: none"> a grouped dwelling has its main frontage to a secondary street; a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way; the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and to provide for registered easements for essential services. <p>C2.2 Buildings set back from the secondary street boundary 1.5m.</p> <p>C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback above.</p> <p>C2.4 A porch, balcony, verandah, chimney or the equivalent may minor incursion (subject to the Building Code of Australia) may reduce the primary street setback by 4m 50 per cent, provided that the total of such incursions</p>	<p>Buildings set back from street boundaries such that:</p> <ol style="list-style-type: none"> The elevation facing the primary street is articulated through the use of major openings; The elevation of the dwelling facing any street greater than single storey in height has: <ol style="list-style-type: none"> Upper floors setback over 500mm behind the floor below; A balcony with a minimum depth of 2.5 metres and occupying at least 50 per cent of the frontage; and/or Other design features which create visual interest to the satisfaction of the City. Eaves or external shading devices are provided of a minimum depth of 500mm to the front and side elevations for each floor; and The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> Clause 5.2.3 – Street Surveillance; Clause 5.3.2 – Landscaping; Clause 5.3.3 – Parking; and Clause 5.4.5 – Utilities and Facilities Where a development does not comply with the required minimum setbacks from transmission and distribution lines, approval from Western Power shall be required prior to the issuing of planning approval. <p>Additional dual density code objective</p> <p>Buildings set back from street boundaries and comply with the above mentioned local housing objectives in addition to the deemed-to-comply provisions of:</p> <ol style="list-style-type: none"> Clause 5.2.1 – Setbacks of garages and carports; and Clause 5.2.2 – Garage width. 	<p>P2.1 Buildings set back from street boundaries an appropriate distance to ensure they:</p> <ul style="list-style-type: none"> contribute to, and are consistent with, an established streetscape; provide adequate privacy and open space for dwellings; accommodate site planning requirements such as parking, landscape and utilities; and allow safety clearances for easements for essential service corridors. <p>P2.2 Buildings mass and form that:</p> <ul style="list-style-type: none"> uses design features to affect the size and scale of the building; uses appropriate minor incursions that do not detract from the character of the streetscape; minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and positively contributes to the prevailing development context and streetscape.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<p>20 50 per cent of the frontage at any level (refer Figure 2b).</p> <p>C2.5 Buildings set back from a right of way a minimum of 2.5 metres at ground floor level, or 1.5m to a minor incursion, and a minimum of 3 metres at upper storey level. C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.</p> <p>C2.6 Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.</p> <p>C2.7 Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.</p>	<p>does not exceed 20 50 per cent of the frontage at any level (refer Figure 2b).</p> <p>C2.5 Buildings set back from a right of way a minimum of 2.5 metres at ground floor level, or 1.5m to a minor incursion, and a minimum of 3 metres at upper storey level. C2.4 of clause 5.1.2 and C3.1 of clause 5.1.3 do not apply.</p> <p>C2.6 Buildings set back from 132kV Western Power transmission lines a minimum of 10 metres.</p> <p>C2.7 Buildings set back from 33kV Western Power distribution lines a minimum of 3 metres.</p>		
Clause 5.1.3 – Lot Boundary setback			
<p>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <ol style="list-style-type: none"> buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4); unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level; separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them; minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area; and the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4f). <p>C3.2 Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:</p> <ol style="list-style-type: none"> where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third 	<p>C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <ol style="list-style-type: none"> buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4); unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level; separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them; minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area; and the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4f). <p>C3.2 Walls may be built up to a lot boundary, survey strata boundary or indicative lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:</p> <ol style="list-style-type: none"> where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a 	<p>Buildings built up to lot boundaries (other than the street boundary) that meet the relevant design principles.</p> <p>Buildings set back from a lot boundary, survey strata boundary or indicative lot boundary such that:</p> <ol style="list-style-type: none"> Eaves or external shading devices are provided of a minimum depth of 500mm to the front and side elevations for each floor; Upper floors are setback over 500mm behind the floor below; Walls are articulated through varied setbacks, and the inclusion of major and non-major openings; The part of the building that does not meet the deemed-to-comply standards is not adjacent to any existing major openings or outdoor living areas; and The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> Clause 5.1.6 – Building height; and Clause 5.4.2 – Solar access for adjoining site. 	<p>P3.1 Buildings set back from lot boundaries so as to:</p> <ul style="list-style-type: none"> reduce impacts of building bulk on adjoining properties; provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and minimise the extent of overlooking and resultant loss of privacy on adjoining properties. <p>P3.2 Buildings built up to boundaries (other than the street boundary) where this:</p> <ul style="list-style-type: none"> makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; does not compromise the design principle contained in clause 5.1.3 P3.1; does not have any adverse impact on the amenity of the adjoining property; ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and positively contributes to the prevailing development context and streetscape.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<div> <div> the length of the balance of the lot boundary behind the front setback, to one side boundary only; iii. iv. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or v. where both the subject site and the affected adjoining site are created in a plan of subdivision </div> <div> C3.3 Where the subject site and an affected adjoining site are subject to a different density codes, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code. </div> </div>	<div> <div> maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only; iii. iv. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or v. where both the subject site and the affected adjoining site are created in a plan of subdivision </div> <div> C3.3 Where the subject site and an affected adjoining site are subject to a different density codes, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code. </div> </div>		
Clause 5.1.4 – Open Space			
<div> <div> C4 Open space provided in accordance with Table 1 (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property. </div> </div>	<div> <div> C4 Open space provided in accordance with Table 1 (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property. </div> </div>	<div> Development incorporates suitable open space such that: <ol style="list-style-type: none"> A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction; An outdoor living area, verandah or balcony with a minimum depth dimension of 2.4m and area of 10m2 is provided; and The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> Clauses 5.1.2 – Street Setback; Clause 5.1.3 - Lot boundary setbacks; Clause 5.3.2 – Landscaping; and Clause 5.4.5 – Utilities and facilities </div>	<div> P4 Development incorporates suitable open space for its context to: <ul style="list-style-type: none"> reflect the existing and/or desired streetscape character or as outlined under the local planning framework; provide access to natural sunlight for the dwelling; reduce building bulk on the site, consistent with the expectations of the applicable density code and/or as outlined in the local planning framework; provide an attractive setting for the buildings, landscape, vegetation and streetscape; provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the site; and provide space for external fixtures and essential facilities. </div>
Clause 5.1.5 – Communal Open Space			
<div> <div> C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that: <ol style="list-style-type: none"> the aggregate of deducted area does not exceed the area of communal open space; and the outdoor living area for any dwelling is not reduced in area. </div> </div>	<div> <div> C5 Where communal open space is provided as common property in a grouped dwelling development, the open space required for any grouped dwelling having legal and direct physical access to that open space may be reduced by up to 20 per cent of the required open space area provided that: <ol style="list-style-type: none"> the aggregate of deducted area does not exceed the area of communal open space; and the outdoor living area for any dwelling is not reduced in area. </div> </div>	<div> Communal open space that meets the relevant design principles. </div>	<div> P5.1 Communal open space associated with grouped dwellings is provided for residents' exclusive use. P5.2 The location and function of communal open space provides privacy to users and surrounding dwellings. </div>
Clause 5.1.6 – Building Height			

Replacement Deemed-to-Comply Criteria	Additional Housing Opportunity Area Deemed-to-Comply Criteria	Local Housing Objectives	Design Principles
<p>As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;</p> <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	<p>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</p> <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	<p>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.</p> <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	<p>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</p> <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<p>C6 Buildings which comply with Table 3 for category B area buildings as measured from the approved or natural lot level, except where stated otherwise in the scheme, the relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):</p> <ul style="list-style-type: none"> Aged and depended persons' multiple dwellings (where permitted) on a site of 5,000m² or more shall comply with Table 3 – category C; and 	<p>C6 Buildings which comply with Table 3 for category B area buildings as measured from the approved or natural lot level, except where stated otherwise in the scheme, the relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):</p> <ul style="list-style-type: none"> Aged and depended persons' multiple dwellings (where permitted) on a site of 5,000m² or more shall comply with Table 3 – category C. 	<p>Building height that meets the relevant design principles.</p>	<p>P6 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> adequate access to direct sun into buildings and appurtenant open spaces; adequate daylight to major openings into habitable rooms; and access to views of significance.
Clause 5.2.1 – Setbacks of garages and carports			
<p>C1.1 Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion), except that the setback may be reduced:</p> <ol style="list-style-type: none"> in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings that match the design and scale of openings within the dwelling. <p>C1.2 Carports set back from the primary street in accordance with clause 5.1.2 C2.1.</p> <p>C1.3 Garages and carports setback of 0.5m from a private street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p>C1.4 Garages and carports set back 1.5m from a secondary street.</p> <p>C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a).</p> <p>C1.6 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.</p>	<p>C1.1 Garages set back 4.5m from the primary street and 0.5 metres behind the dwelling alignment (excluding any minor incursion), except that the setback may be reduced:</p> <ol style="list-style-type: none"> in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings of a similar design and scale as the dwelling. <p>C1.2 Carports set back from the primary street in accordance with clause 5.1.2 C2.1.</p> <p>C1.3 Garages and carports setback of 0.5m from a private street or other use of land that provides vehicular access (not being a public street or road) to a development site right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p>C1.4 Garages setback 4.5m and 0.5m behind the dwelling alignment (excluding any minor incursion) and carports set back 1.5m from a secondary street.</p> <p>C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a).</p> <p>C1.6 Garages and carports that match the dwelling with respect to materials, roof design, roof pitch and colour.</p>	<p>Primary Street Garage and Carport Setbacks The setting back of garages and carports from the primary street such that:</p> <ol style="list-style-type: none"> The garage is behind the dwelling frontage (excluding a minor incursion); The garage and/or carport is constructed out of material and is of a design that complement the dwelling; and The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> Clause 5.1.2 C2.1 – Street Setbacks Clause 5.2.2 – Garage width; and Clause 5.2.3 – Street Surveillance <p>Primary Street Garage and Carport Setbacks within Dual Coded Areas In addition to the Local Housing Objectives above the setting back of garages and carports from the primary street such that:</p> <ol style="list-style-type: none"> Space for a parking bay is provided for either in an on-street parking bay or in the driveway and crossover, provided the space does not overhang a footpath; <p>Secondary Street and Right-of-Way Garage and Carport Setbacks The setting back of garages and carports from a secondary street or right-of-way such that:</p> <ol style="list-style-type: none"> Any garage is behind the dwelling frontage (excludes a minor incursion); The garage and/or carport is constructed out of material and is of a design that complement the dwelling; Space for a parking bay is provided for either in an on-street parking bay or in the driveway and crossover, provided it does not overhang a footpath; and The development complies with the deemed-to-comply provisions of: 	<p>P7 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
	C1.7 Garages and carports setback 5.5 metres from a laneway.	a. Clause 5.1.2 – Street Setbacks (C2.2 and C2.3 only); b. Clause 5.2.2 – Garage width; and c. Clause 5.2.3 – Street Surveillance.	
Clause 5.2.2 – Garage width			
C2 Where a garage is located in front or within 1m of the building, a A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c)	C2 Where a garage is located in front or within 1m of the building, a A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street width of the lot, as measured 4.5 metres from the primary street. This may be increased to 60 per cent where the main entry (front door) and a major opening are included in the primary street elevation of a dwelling. This may be increased to 75 per cent of the width where the main entry and a major opening is included on the primary street elevation of the ground floor and an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c)	The development complies with the deemed-to-comply provisions of: 1. Clause 5.2.1 – Setbacks of Garages and Carports; 2. Clause 5.2.3 – Street Surveillance; and 3. Clause 5.3.2 – Landscaping;	P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.
Clause 5.2.3 – Street Surveillance			
C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling with clearly definable entry points visible and accessed from the street. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.	C3.1 The primary street elevation of the dwelling to address the street and shall include the main entry (front door) to the dwelling with clearly definable entry points visible and accessed from the street. Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.	Buildings designed such that: 1. Where the main entry (front door) is not included in the primary street elevation or the dwelling is not adjacent to the primary street at least one major opening with a clear view of the outside of the front entry shall be provided to enhance surveillance. 2. A major opening, balcony, verandah and/or outdoor living area faces each street, right-of-way, pedestrian approach and/or vehicular approach to give the impression of surveillance of that space, except where an existing development, is being modified	P3 Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces and has uninterrupted views of all abutting street(s) and the pedestrian or vehicular approach to the dwelling.	C3.2 At least one balcony, verandah or major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling. and has uninterrupted views of each of the following (where applicable); <ol style="list-style-type: none"> primary street; secondary street; right-of-way; battleaxe leg; pedestrian access way; pedestrian approach to the dwelling; and vehicular approach to the dwelling. 		
Clause 5.2.4 – Street walls and fences			
C4.1 Front fences within the primary street setback area or in front of the building line, whichever is greater , that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence as measured from the midpoint of the verge directly adjacent to the lot. C4.2 Fencing along a secondary street, right-of-way, pedestrian access way or battleaxe leg shall be visually permeable above 1.2m from natural ground level for 50 per cent of the length of the boundary and allow surveillance from an outdoor living area and/or major opening.	C4.1 Front fences within the primary street setback area or in front of the building line, whichever is greater , that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence as measured from the midpoint of the verge directly adjacent to the lot. C4.2 Fencing along a secondary street, right-of-way, pedestrian access way or battleaxe leg shall be visually permeable above 1.2m from natural ground level for 50 per cent of the length of the boundary and allow surveillance from an outdoor living area and/or major opening.	1. Where development does not comply with the deemed-to-comply criteria of C4.2 the proposed development shall comply with the deemed-to-comply criteria of clause 5.2.3 C3.2.	P4 Front fences are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need: <ul style="list-style-type: none"> for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial.
Clause 5.2.5 – Sightlines			
C5.1 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure Series 9). C5.2 A pillar to a height of 1.8m with a maximum dimension of 350mm x 350mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750mm.	C5.1 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure Series 9). C5.2 A pillar to a height of 1.8m with a maximum dimension of 350mm x 350mm may be permitted within 1.5m of where the vehicle access point meets the front property boundary provided the remainder of the wall within this area is visually permeable above 750mm.	Sightlines that meet the relevant design principles.	P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.
Clause 5.2.6 – Appearance of retained dwellings			

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<p>C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development created as part of the subdivision or grouped dwelling development. Refer to Schedule 1.</p> <p>C6.2 Where an existing dwelling is retained as part of development on the same lot, excluding the addition of a grouped dwelling, and the proposed development is within the street setback area or within 0.5m of the dwelling alignment (excluding any minor incursion) the appearance of the development shall match the appearance of the retained dwelling.</p> <p>The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.</p> <p>C6.3 Where an existing dwelling is retained as part of the development of an ancillary dwelling on the same lot, and the ancillary dwelling is visible from any street, the appearance of the ancillary dwelling shall match the appearance of the retained dwelling.</p> <p>The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.</p>	<p>C6.1 Where an existing dwelling is retained as part of a grouped dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development created as part of the subdivision or grouped dwelling development. Refer to Schedule 1.</p> <p>C6.2 Where an existing dwelling is retained as part of development on the same lot, excluding the addition of a grouped dwelling, and the proposed development is within the street setback area or within 0.5m of the dwelling alignment (excluding any minor incursion) the appearance of the development shall match the appearance of the retained dwelling.</p> <p>The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.</p> <p>C6.3 Where an existing dwelling is retained as part of the development of an ancillary dwelling on the same lot, and the ancillary dwelling is visible from any street, the appearance of the ancillary dwelling shall match the appearance of the retained dwelling.</p> <p>The development shall match the retained dwelling in terms of materials, roof design, roof pitch and colour.</p>	<p>Appearance of retained dwellings that meet the relevant design principles.</p>	<p>P6 Dwellings retained as part of a grouped or multiple dwelling development, dwelling extension or redevelopment are to:</p> <ul style="list-style-type: none"> enhance the streetscape appearance of the existing dwelling(s) retained; or complement established or future built form in the locality as specified within the relevant local planning framework.
Clause 5.3.1 – Outdoor living areas			
<p>C1.1 An outdoor living area to be provided:</p> <ul style="list-style-type: none"> in accordance with Table 1; behind the street setback area; directly accessible from a habitable room of the dwelling; with a minimum length and width dimension of 4m; and to have at least two-thirds of the required area without permanent roof cover. 	<p>C1.1 An outdoor living area to be provided:</p> <ul style="list-style-type: none"> in accordance with Table 1; behind the street setback area; directly accessible from a habitable room of the dwelling; with a minimum length and width dimension of 4m; and to have at least two-thirds of the required area without permanent roof cover. 	<p>Development incorporates an outdoor living area such that:</p> <ol style="list-style-type: none"> Where it does not comply with Table 1, is not directly accessible from a habitable room or is not a minimum dimension of 4m, the following must be met: <ol style="list-style-type: none"> a verandah or balcony with a minimum dimension of 2.4m and minimum area of 10m² is provided facing a street right-of-way, pedestrian access way or battleaxe leg; and A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction. An outdoor living area located within the front setback area meets the following objectives: <ol style="list-style-type: none"> is directly accessible from a habitable room; and Any fencing is to comply with the deemed-to- 	<p>P1.1 Outdoor living areas which provide spaces:</p> <ul style="list-style-type: none"> capable of use in conjunction with a habitable room of the dwelling; open to winter sun and ventilation; and optimise use of the northern aspect of the site. <p>P1.2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.</p>
<p>C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from a habitable room and with a minimum area of 10m² and minimum dimension of 2.4m.</p>	<p>C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from a habitable room and with a minimum area of 10m² and minimum dimension of 2.4m.</p>		

Replacement Deemed-to-Comply Criteria		Additional Housing Opportunity Area Deemed-to-Comply Criteria		Local Housing Objectives		Design Principles	
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;		Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;		The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.		Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.	
<ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local government to make changes too.• Black = criteria which can be changed but have chosen not to change		<ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local governments to make changes too.• Black = criteria which can be changed but have chosen not to change		<ul style="list-style-type: none">• Black = LHO as per Design Principles• Blue = Proposed LHO		<ul style="list-style-type: none">• Red = Department of Planning does not permit changes to the Design Principles.	
				<p>comply provisions of clause 5.2.4 – Street Walls and Fences.</p> <p>3. An outdoor living area which has more than one third permanent roof cover meets the following objectives:</p> <ul style="list-style-type: none">a. The outdoor living area is open on two or more sides; andb. A minimum of one active habitable space with a minimum dimension of 4 metres is provided that is open to, or includes a major opening facing, a northerly direction. <p>4. All multiple dwellings meet the following objectives:</p> <ul style="list-style-type: none">a. incorporate at least one active habitable space with a minimum dimension of 4 metres that is open to, or includes a major opening facing, a northerly direction; andb. complies with the deemed-to-comply provisions of Clause 5.2.3 – Street Surveillance.			
Clause 5.3.2 – Landscaping							
C2	Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:	C2	Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:	Landscaping of grouped and multiple dwelling common property and communal open space such that:		P2 Landscaping of grouped and multiple dwelling common property and communal open spaces that:	
	<ul style="list-style-type: none">i. the street setback area developed without car parking, except for visitors’ bays, and with a maximum of 50 per cent hard surface;ii. separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas;iii. landscaping between each six consecutive external car parking spaces to include shade trees;iv. lighting to pathways, and communal open space and car parking areas;v. bin storage areas conveniently located and screened from view;vi. trees which are greater than 3m in height shall be retained in communal open space areas which are provided for the development;vii. adequate sight lines for pedestrians and vehicles;viii. clear line of sight between areas designated as communal open space and at least two habitable room windows;ix. clothes drying areas which are secure and screened from view; andx. unroofed visitors’ car parking spaces to be effectively screened from the street.		<ul style="list-style-type: none">i. the street setback area developed without car parking, except for visitors’ bays, and with a maximum of 50 per cent hard surface;ii. separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas;iii. landscaping between each six consecutive external car parking spaces to include shade trees;iv. lighting to pathways, and communal open space and car parking areas;v. bin storage areas conveniently located and screened from view;vi. trees which are greater than 3m in height shall be retained in communal open space areas which are provided for the development;vii. adequate sight lines for pedestrians and vehicles;viii. clear line of sight between areas designated as communal open space and at least two habitable room windows;ix. clothes drying areas which are secure and screened from view; andx. unroofed visitors’ car parking spaces to be effectively screened from the street.	<ul style="list-style-type: none">1. A landscaping plan, detailing the landscaping of all common property and communal open space areas and addressing the deemed-to-comply criteria and design principles is lodged and approved prior to development commencing and landscaping is provided prior to development being occupied and maintained in accordance with the approved landscaping plan thereafter.2. Where a tree greater than 3 metres is located such that it would hinder development the City may approve the removal of the tree provided a suitable replacement shall be planted in common property or communal open space.		<ul style="list-style-type: none">• contribute to the appearance and amenity of the development for the residents;• contribute to the streetscape;• enhance security and safety for residents;• provide for microclimate; and• retain existing trees to maintain a local sense of place.	

Replacement Deemed-to-Comply Criteria		Additional Housing Opportunity Area Deemed-to-Comply Criteria		Local Housing Objectives		Design Principles																																			
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;		Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;		The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.		Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.																																			
<ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local government to make changes too.• Black = criteria which can be changed but have chosen not to change		<ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local governments to make changes too.• Black = criteria which can be changed but have chosen not to change		<ul style="list-style-type: none">• Black = LHO as per Design Principles• Blue = Proposed LHO		<ul style="list-style-type: none">• Red = Department of Planning does not permit changes to the Design Principles.																																			
Clause 5.3.3 – Parking																																									
C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:		C3.1 The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:		Parking is provided in accordance with the relevant design principles.		P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to:																																			
<table><tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>1 bedroom dwelling</td><td>1</td><td>1</td></tr><tr><td>2 + bedroom dwelling</td><td>1</td><td>2</td></tr><tr><td>Aged persons’ dwelling</td><td>1</td><td>1</td></tr><tr><td>Ancillary dwelling</td><td>nil</td><td>1</td></tr></table> <p>A = within:</p> <ul style="list-style-type: none">• 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or• 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot. <p>B = not within the distances outlined in A above.</p>		Type of dwelling	Car parking spaces		Location A	Location B	1 bedroom dwelling	1	1	2 + bedroom dwelling	1	2	Aged persons’ dwelling	1	1	Ancillary dwelling	nil	1	<table><tr><th rowspan="2">Type of dwelling</th><th colspan="2">Car parking spaces</th></tr><tr><th>Location A</th><th>Location B</th></tr><tr><td>1 bedroom dwelling</td><td>1</td><td>1</td></tr><tr><td>2 + bedroom dwelling</td><td>1</td><td>2</td></tr><tr><td>Aged persons’ dwelling</td><td>1</td><td>1</td></tr><tr><td>Ancillary dwelling</td><td>nil</td><td>1</td></tr></table> <p>A = within:</p> <ul style="list-style-type: none">• 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or• 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot. <p>B = not within the distances outlined in A above.</p>		Type of dwelling	Car parking spaces		Location A	Location B	1 bedroom dwelling	1	1	2 + bedroom dwelling	1	2	Aged persons’ dwelling	1	1	Ancillary dwelling	nil	1			the type, number and size of dwellings;	
Type of dwelling	Car parking spaces																																								
	Location A	Location B																																							
1 bedroom dwelling	1	1																																							
2 + bedroom dwelling	1	2																																							
Aged persons’ dwelling	1	1																																							
Ancillary dwelling	nil	1																																							
Type of dwelling	Car parking spaces																																								
	Location A	Location B																																							
1 bedroom dwelling	1	1																																							
2 + bedroom dwelling	1	2																																							
Aged persons’ dwelling	1	1																																							
Ancillary dwelling	nil	1																																							
C3.2 On-site visitors car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.		C3.2 On-site visitors car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access.				the availability of on-street and other off-street parking; and																																			
						the proximity of the proposed development to public transport and other facilities.																																			
						P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped and multiple dwellings provided:																																			
						<ul style="list-style-type: none">• available street parking in the vicinity is controlled by the local government; and• the decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development.																																			
						P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:																																			
						i. the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;																																			
						ii. any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;																																			
						iii. permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and																																			
						iv. where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9 am and 5 pm on weekdays.																																			
Clause 5.3.4 – Design of parking spaces																																									
C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).		C4.1 Car parking spaces and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).		Parking spaces are designed to meet the relevant design principles.		P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with the streetscape and appropriately manage stormwater to protect the environment.																																			
C4.2 Visitor car parking spaces: <ul style="list-style-type: none">• marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and• provide an accessible path of travel for people with disabilities.		C4.2 Visitor car parking spaces: <ul style="list-style-type: none">• marked and clearly signposted as dedicated for visitor use only, and located close to, or visible from, the point of entry to the development and outside any security barrier; and• provide an accessible path of travel for people with																																							

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.	disabilities. C4.3 Car parking areas comprising six or more spaces provided with landscaping between each six consecutive external car parking spaces to include shade trees.		
Clause 5.3.5 – Vehicle Access			
C5.1 Access to on-site car parking spaces to be provided: <ul style="list-style-type: none"> where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street; from a secondary street where no right-of-way exists; or from the primary street frontage where no secondary street or right-of-way exists. C5.2 Driveways to primary or secondary street provided as follows: <ul style="list-style-type: none"> driveways serving four dwellings or less not narrower than 3m at the street boundary; no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. C5.3 Driveways shall be: <ul style="list-style-type: none"> no closer than 0.5m from a side lot boundary or street pole; no closer than 6m to a street corner or the point at which a carriageway begins to deviate; aligned at right angles to the street alignment; located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or re-planting arrangements to be approved by the decision-maker; and adequately paved and drained. C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none"> the driveway serves five or more dwellings; the distance from a car space to the street is 15m or more; or the street to which it connects is designated as a primary distributor or integrator arterial road. C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be: <ul style="list-style-type: none"> a minimum width of 4m; and designed to allow vehicles to pass in opposite directions at one or more points. 	C5.1 Access to on-site car parking spaces to be provided: <ul style="list-style-type: none"> where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street; from a secondary street where no right-of-way exists; or from the primary street frontage where no secondary street or right-of-way exists. C5.2 Driveways to primary or secondary street provided as follows: <ul style="list-style-type: none"> driveways serving four dwellings or less not narrower than 3m at the street boundary; no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. C5.3 Driveways shall be: <ul style="list-style-type: none"> no closer than 0.5m from a side lot boundary or street pole; no closer than 6m to a street corner or the point at which a carriageway begins to deviate; aligned at right angles to the street alignment; located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or re-planting arrangements to be approved by the decision-maker; and adequately paved and drained. C5.4 Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none"> the driveway serves five or more dwellings; the distance from a car space to the street is 15m or more; or the street to which it connects is designated as a primary distributor or integrator arterial road. C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be: <ul style="list-style-type: none"> a minimum width of 4m; and designed to allow vehicles to pass in opposite directions at one or more points. 	Vehicular access is provided such that: <ol style="list-style-type: none"> Only one single driveway servicing all of the dwellings in a single house, grouped dwelling or multiple dwelling development is provided per street or right-of-way frontage; No driveway that services less than two dwellings is wider than 3m at the street boundary; No driveway that services two or more dwellings is wider than 6m at the street boundary; Vehicular access complies with the Australian Standard 2890.1 (Off-street Car Parking) The development complies with the deemed-to-comply provisions of: <ol style="list-style-type: none"> Clause 5.2.2 – Landscaping; and Clause 5.3.3 – Parking. 	P5 Vehicular access provided for each development site to provide: <ul style="list-style-type: none"> vehicle access safety; reduced impact of access points on the streetscape; legible access; pedestrian safety; minimal crossovers; and high quality landscaping features.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.	C5.6 Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.		
Clause 5.3.6 – Pedestrian Access			
C6.1 Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1, provides an accessible path of travel and is at least 1.2m in width. C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided. C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.	C6.1 Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1, provides an accessible path of travel and is at least 1.2m in width. C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3 A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided. C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.	Pedestrian access is designed to meet the relevant design principles.	P6 Legible, safe, and direct access for pedestrians to move between communal car parking areas or public streets and individual dwellings.
Clause 5.3.7 – Site works			
C7.1 Excavation or filling between the street and building, or within 3m of the street alignment within the front setback area , whichever distance is lesser, shall not exceed 0.5m 1m , except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling. C7.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements. C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, local structure plan or local development plan.	C7.1 Excavation or filling between the street and building, or within 3m of the street alignment within the front setback area , whichever distance is lesser, shall not exceed 0.5m 1m , except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling. C7.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements. C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, local structure plan or local development plan. C7.4 Excavation and fill of adjoining battleaxe legs such that they match in level.	Fill as part of a development such that: 1. The area between the street and building, or within the front setback area, whichever distance is lesser, is terraced such that at no point it is greater than 1 metre in height above natural ground level, as viewed from the street, with the exception of within 1.5m of where vehicle access points meet the front property boundary where it shall be no greater than 750mm or shall be truncated.	P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill. P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.

<p>Replacement Deemed-to-Comply Criteria</p> <p>As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;</p> <ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local government to make changes too.• Black = criteria which can be changed but have chosen not to change	<p>Additional Housing Opportunity Area Deemed-to-Comply Criteria</p> <p>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</p> <ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local governments to make changes too.• Black = criteria which can be changed but have chosen not to change	<p>Local Housing Objectives</p> <p>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.</p> <ul style="list-style-type: none">• Black = LHO as per Design Principles• Blue = Proposed LHO	<p>Design Principles</p> <p>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</p> <ul style="list-style-type: none">• Red = Department of Planning does not permit changes to the Design Principles.																												
Clause 5.3.8 – Retaining walls																															
<p>C8.1 Retaining walls set back from lot boundaries in accordance with the setback provisions of Table 1.</p> <p>C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clauses 5.3.7 and 5.4.1.</p>	<p>C8.1 Retaining walls set back from lot boundaries in accordance with the setback provisions of Table 1.</p> <p>C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clauses 5.3.7 and 5.4.1.</p>	Retaining walls that meet the relevant design principles.	P8 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.																												
Clause 5.3.9 – Stormwater management																															
<p>C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.</p>	<p>C9 All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.</p>	Stormwater management that meets the relevant design principles.	<p>P9.1 Stormwater is managed on-site wherever possible either by containment or infiltration, as permitted by the soil and other site conditions and which reduce the export of nutrients and sediments from the site into waterways or otherwise appropriately managed prior to off-site discharge.</p> <p>P9.2 Encourage the recovery and re-use of stormwater for non-potable water applications using integrated design and fit-for-purpose water applications.</p>																												
5.4.1 – Visual Privacy																															
<p>C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:</p> <p>i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10):</p> <table><tr><th rowspan="2">Types of habitable rooms/ active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for areas coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Unenclosed outdoor active habitable spaces</td><td>7.5m</td><td>6m</td></tr></table> <p>or;</p> <p>ii. are provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.</p> <p>C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure,</p>	Types of habitable rooms/ active habitable spaces	Location		Setback for areas coded R50 or lower	Setback for areas coded higher than R50	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Unenclosed outdoor active habitable spaces	7.5m	6m	<p>C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are:</p> <p>i. set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10):</p> <table><tr><th rowspan="2">Types of habitable rooms/ active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for areas coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Unenclosed outdoor active habitable spaces</td><td>7.5m</td><td>6m</td></tr></table> <p>or;</p> <p>i. are provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.</p> <p>C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent</p>	Types of habitable rooms/ active habitable spaces	Location		Setback for areas coded R50 or lower	Setback for areas coded higher than R50	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Unenclosed outdoor active habitable spaces	7.5m	6m	Visual privacy that meets the relevant design principles.	<p>P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none">• building layout and location;• design of major openings;• landscape screening of outdoor active habitable spaces; and/or• location of screening devices.
Types of habitable rooms/ active habitable spaces		Location																													
	Setback for areas coded R50 or lower	Setback for areas coded higher than R50																													
Major openings to bedrooms and studies	4.5m	3m																													
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m																													
Unenclosed outdoor active habitable spaces	7.5m	6m																													
Types of habitable rooms/ active habitable spaces	Location																														
	Setback for areas coded R50 or lower	Setback for areas coded higher than R50																													
Major openings to bedrooms and studies	4.5m	3m																													
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m																													
Unenclosed outdoor active habitable spaces	7.5m	6m																													

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<p>permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.</p> <p>Note:</p> <ol style="list-style-type: none"> Where the subject site and an affected adjoining site are subject to a different R-Codes, the setback distance is determined by reference to the lower density code. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like. These provisions apply to adjoining sites only where that land is zoned to allow for residential development. 	<p>obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.</p> <p>Note:</p> <ol style="list-style-type: none"> Where the subject site and an affected adjoining site are subject to a different R-Codes, the setback distance is determined by reference to the lower density code. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battleaxe leg or the like. These provisions apply to adjoining sites only where that land is zoned to allow for residential development. 		
Clause 5.4.2 – Solar access for adjoining sites			
<p>C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the following limits:</p> <ul style="list-style-type: none"> on adjoining properties coded R25 and lower – 25 per cent of the site area; on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; on adjoining properties coded higher than R40 – 50 per cent of the site area. <p>C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to Figure 11b).</p> <p>Note: With regard to clause 5.4.2 C2.1 site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground levels.</p>	<p>C2.1 Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the following limits:</p> <ul style="list-style-type: none"> on adjoining properties coded R25 and lower – 25 per cent of the site area; on adjoining properties coded R30 to R40 inclusive – 35 per cent of the site area; on adjoining properties coded higher than R40 – 50 per cent of the site area. <p>C2.2 Where a development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 5.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts (refer to Figure 11b).</p> <p>Note: With regard to clause 5.4.2 C2.1 site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground levels.</p>	Solar access for adjoining sites that meet the relevant design principles.	<p>P2.1 Effective solar access for the proposed development and protection of the solar access.</p> <p>P2.2 Development designed to protect solar access for neighbouring properties taking account the potential to overshadow existing:</p> <ul style="list-style-type: none"> outdoor living areas; north facing major openings to habitable rooms, within 15 degrees of north in each direction; or roof mounted solar collectors.
5.4.3 - Outbuilding			
<p>C3 Outbuildings that:</p> <ol style="list-style-type: none"> are not attached to a dwelling; are non-habitable; collectively do not exceed 60m2 in area or 10 per cent in aggregate of the site area, whichever is the 	<p>C3 Outbuildings that:</p> <ol style="list-style-type: none"> are not attached to a dwelling; are non-habitable; collectively do not exceed 60m2 in area or 10 per cent in aggregate of the site area, whichever 	<p>Outbuildings are provided such that:</p> <ol style="list-style-type: none"> Where an outbuilding is visible from the street it is constructed out of materials and is of a design that matches the dwelling. The development complies with the deemed-to- 	P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

Replacement Deemed-to-Comply Criteria As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local government to make changes too. Black = criteria which can be changed but have chosen not to change 	Additional Housing Opportunity Area Deemed-to-Comply Criteria Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none"> Blue = replacement criteria Strikethrough = removed criteria Red = criteria which the Department of Planning does not permit local governments to make changes too. Black = criteria which can be changed but have chosen not to change 	Local Housing Objectives The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none"> Black = LHO as per Design Principles Blue = Proposed LHO 	Design Principles Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none"> Red = Department of Planning does not permit changes to the Design Principles.
<p>iv. do not exceed a wall height of 2.4m;</p> <p>v. do not exceed ridge height of 4.2m;</p> <p>vi. are not within the primary street setback area;</p> <p>vii. do not reduce the amount of open space required in Table 1; and</p> <p>viii. comply with the setback requirements of Table 1, but in areas coded R15 or less, the rear setback requirement is determined by Tables 2a and 2b.</p>	<p>iv. do not exceed a wall height of 2.4m;</p> <p>v. do not exceed ridge height of 4.2m;</p> <p>vi. are not within the primary street setback area;</p> <p>vii. do not reduce the amount of open space required in Table 1; and</p> <p>viii. comply with the setback requirements of Table 1, but in areas coded R15 or less, the rear setback requirement is determined by Tables 2a and 2b.</p>	<p>comply provisions of:</p> <p>a. Clause 5.1.6 – Building Height; and</p> <p>b. Clause 5.1.3 – Lot Boundary Setbacks.</p>	
Clause 5.4.4 – External fixtures			
<p>C4.1 Other external fixtures provided they are:</p> <p>i. not visible from the primary street;</p> <p>ii. are designed to integrate with the building; or</p> <p>iii. are located so as not to be visually obtrusive.</p> <p>C4.2 Solar collectors installed on the roof or other parts of buildings.</p> <p>C4.3 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.</p> <p>C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street.</p>	<p>C4.1 Other external fixtures provided they are:</p> <p>i. not visible from the primary street;</p> <p>ii. are designed to integrate with the building; or</p> <p>iii. are located so as not to be visually obtrusive.</p> <p>C4.2 Solar collectors installed on the roof or other parts of buildings.</p> <p>C4.3 Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.</p> <p>C4.4 Antennas, satellite dishes and the like not visible from any primary and secondary street.</p>	External fixtures that meet the relevant design principles.	P4.1 Solar collectors, aerials, antennas, satellite dishes, pipes and external fixtures integrated into the design of the building to not be visually obtrusive when viewed from the street and to protect the visual amenity of surrounding properties.
Clause 5.4.5 – Utilities and facilities			
<p>C5.1 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², for each grouped or multiple dwelling(s).</p>	<p>C5.1 An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², for each grouped or multiple dwelling(s).</p>	Utilities and fixtures that meet the relevant design principles.	<p>P5 External location of storeroom, rubbish collection/bin areas, and clothes drying areas where these are:</p> <ul style="list-style-type: none"> convenient for residents; rubbish collection areas which can be accessed by service vehicles; screened from view; and able to be secured and managed.
<p>C5.2 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <p>i. conveniently located for rubbish and recycling pick-up;</p> <p>ii. accessible to residents;</p> <p>iii. adequate in area to store all rubbish bins; and</p> <p>iv. fully screened from view from the primary or secondary street.</p>	<p>C5.2 Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <p>i. conveniently located for rubbish and recycling pick-up;</p> <p>ii. accessible to residents;</p> <p>iii. adequate in area to store all rubbish bins; and</p> <p>iv. fully screened from view from the primary or secondary street.</p>		
<p>C5.3 Clothes-drying areas screened from view from the primary and secondary street.</p> <p>C5.4 Development which consists of three or more dwellings in a battleaxe arrangement shall identify the location of bin pads</p>	<p>C5.3 Clothes-drying areas screened from view from the primary and secondary street.</p> <p>C5.4 Development which consists of three or more dwellings in a battleaxe arrangement shall identify the</p>		

Replacement Deemed-to-Comply Criteria		Additional Housing Opportunity Area Deemed-to-Comply Criteria		Local Housing Objectives		Design Principles	
As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy; <ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local government to make changes too.• Black = criteria which can be changed but have chosen not to change		Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas; <ul style="list-style-type: none">• Blue = replacement criteria• Strikethrough = removed criteria• Red = criteria which the Department of Planning does not permit local governments to make changes too.• Black = criteria which can be changed but have chosen not to change		The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs. <ul style="list-style-type: none">• Black = LHO as per Design Principles• Blue = Proposed LHO		Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles. <ul style="list-style-type: none">• Red = Department of Planning does not permit changes to the Design Principles.	
on the verge. There shall be sufficient space to accommodate two bins for each dwelling plus adequate space to enable manoeuvring by mechanical arms of rubbish trucks.		location of bin pads on the verge. There shall be sufficient space to accommodate two bins for each dwelling plus adequate space to enable manoeuvring by mechanical arms of rubbish trucks.					
Clause 5.5.1 – Ancillary dwellings							
C1	Ancillary dwelling associated with a single house and on the same lot where: <ul style="list-style-type: none">i. the lot is not less than 450m2 in area;ii. there is a maximum plot ratio area of 70m2;iii. parking provided in accordance with clause 5.3.3 C3.1; andiv. complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:<ul style="list-style-type: none">(a) 5.1.1 Site area;(b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and(c) 5.3.1 Outdoor living areas.	C1	Ancillary dwelling associated with a single house and on the same lot where: <ul style="list-style-type: none">i. the lot is not less than 450m2 in area;ii. there is a maximum plot ratio area of 70m2;iii. parking provided in accordance with clause 5.3.3 C3.1; andiv. complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:<ul style="list-style-type: none">(a) 5.1.1 Site area;(b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and(c) 5.3.1 Outdoor living areas.	Ancillary dwellings are provided such that: <ul style="list-style-type: none">1. Where an ancillary dwelling is visible from the street it is constructed out of materials and is of a design that matches the dwelling.2. The development complies with the deemed-to-comply provisions of:<ul style="list-style-type: none">a. Clause 5.2.3 - Street surveillanceb. Clause 5.1.6 – Building Height.		P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services and without compromising the amenity of surrounding properties	
Clause 5.5.2 – Aged and dependent persons’ dwellings							
C2.1	Aged or dependent persons’ dwellings for the housing of aged or dependent persons shall comply with the following: <ul style="list-style-type: none">i. a maximum plot ratio area of:<ul style="list-style-type: none">• in the case of single houses or grouped dwellings – 100m2; or• in the case of multiple dwellings – 80m2;ii. a minimum number of five dwellings within any single development;iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1 (as amended);v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; andvi. comply with all other provisions of Table 1 and Part 5 as relevant.	C2.1	Aged or dependent persons’ dwellings for the housing of aged or dependent persons shall comply with the following: <ul style="list-style-type: none">i. a maximum plot ratio area of:<ul style="list-style-type: none">• in the case of single houses or grouped dwellings – 100m2; or• in the case of multiple dwellings – 80m2;ii. a minimum number of five dwellings within any single development;iii. visitors car parking spaces at the rate of one per four dwellings, with a minimum of one space;iv. the first visitors car space being a wheelchair accessible car parking space and a minimum width of 3.8m in accordance with AS4299, clause 3.7.1 (as amended);v. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; andvi. comply with all other provisions of Table 1 and Part 5 as relevant.	Aged and dependent persons’ dwellings that meet the relevant design principles.		P2 Aged or dependent persons’ dwellings for the housing of aged or dependent persons designed to meet the needs of aged or dependent persons; and <ul style="list-style-type: none">• reduces car dependence, i.e. is located in close proximity to public transport and services;• has due regard to the topography of the locality in which the site is located in respect to access and mobility;• has due regard to the availability of community facilities including parks and open space;• does not impinge upon neighbour amenity; and• responds to a demand for aged or dependent persons’ accommodation in the locality which is recognised in the local planning framework.	
C2.2	All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following: <ul style="list-style-type: none">i. an accessible path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2 (as amended); andii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 [as amended]).	C2.2	All ground floor units, with a preference for all dwellings, to incorporate, as a minimum, the following: <ul style="list-style-type: none">i. an accessible path of travel from the street frontage, car parking area or drop-off point in accordance with the requirements of AS4299 clause 3.3.2 (as amended); andii. level entry to the front entry door with preferably all external doors having level entries (diagrams, figure C1 of AS4299 [as				

<p>Replacement Deemed-to-Comply Criteria</p> <p>As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;</p> <ul style="list-style-type: none"> • Blue = replacement criteria • Strikethrough = removed criteria • Red = criteria which the Department of Planning does not permit local government to make changes too. • Black = criteria which can be changed but have chosen not to change 	<p>Additional Housing Opportunity Area Deemed-to-Comply Criteria</p> <p>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</p> <ul style="list-style-type: none"> • Blue = replacement criteria • Strikethrough = removed criteria • Red = criteria which the Department of Planning does not permit local governments to make changes too. • Black = criteria which can be changed but have chosen not to change 	<p>Local Housing Objectives</p> <p>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.</p> <ul style="list-style-type: none"> • Black = LHO as per Design Principles • Blue = Proposed LHO 	<p>Design Principles</p> <p>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</p> <ul style="list-style-type: none"> • Red = Department of Planning does not permit changes to the Design Principles.
<p>C2.3 All dwellings to incorporate, as a minimum, the following:</p> <ul style="list-style-type: none"> i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3 [as amended]); ii. internal corridors to be a minimum 1000mm wide, width to be increased to a minimum of 1200mm in corridors with openings on side walls; iii. a visitable toilet (AS4299, clause 1.4.12 [as amended]), preferably located within a bathroom; and iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h) (as amended). <p>C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of planning approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.</p>	<p>amended]).</p> <p>C2.3 All dwellings to incorporate, as a minimum, the following:</p> <ul style="list-style-type: none"> i. all external and internal doors to provide a minimum 820mm clear opening. (AS4299 clause 4.3.3 [as amended]); ii. internal corridors to be a minimum 1000mm wide, width to be increased to a minimum of 1200mm in corridors with openings on side walls; iii. a visitable toilet (AS4299, clause 1.4.12 [as amended]), preferably located within a bathroom; and iv. toilet and toilet approach doors shall have a minimum 250mm nib wall on the door handle side of the door and provision for the installation of grab rails in accordance with AS4299, clause 4.4.4 (h) (as amended). <p>C2.4 At least one occupant is a disabled or physically dependent person or aged person, or is the surviving spouse of such a person, and the owner of the land, as a condition of planning approval, lodging a section 70A notification on the certificate of title binding the owner, their heirs and successors in title requiring that this occupancy restriction be maintained.</p>		
Clause 5.5.3 – Single bedroom dwellings			
<p>C3 Single bedroom dwellings shall comply with the following:</p> <ul style="list-style-type: none"> i. a maximum plot ratio area of 70m²; ii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; iii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2; iv. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; and v. comply with all other elements of Table 1 and Part 5 as relevant. 	<p>C3 Single bedroom dwellings shall comply with the following:</p> <ul style="list-style-type: none"> vi. a maximum plot ratio area of 70m²; vii. open space and landscaping in accordance with the requirements of clause 5.1.4 and 5.3.2; viii. parking provided in accordance with clause 5.3.3 C3.1 and C3.2; ix. an outdoor living area in accordance with the requirements of clause 5.3.1 but reducing the area required by Table 1 by one-third; and x. comply with all other elements of Table 1 and Part 5 as relevant. 	<p>Single bedroom dwellings that meet the relevant design principles.</p>	<p>P3 Alternative and affordable housing options for singles or couples where it can be demonstrated that the development:</p> <ul style="list-style-type: none"> • reduces car dependence, i.e. is located in close proximity to public transport and convenience shopping; • does not impinge upon neighbour amenity; and • responds to a demand for single bedroom accommodation in the locality which is recognised in the local planning framework. which is recognised in the local planning framework.

<p>Replacement Deemed-to-Comply Criteria</p> <p>As part of the Residential Development Policy the City is proposing to replace or amend some of the existing deemed-to-comply criteria of the R-codes. Below is a complete set of the deemed-to-comply criteria that are proposed to apply under the Policy;</p> <ul style="list-style-type: none"> • Blue = replacement criteria • Strikethrough = removed criteria • Red = criteria which the Department of Planning does not permit local government to make changes too. 	<p>Additional Housing Opportunity Area Deemed-to-Comply Criteria</p> <p>Additional deemed-to-comply criteria will apply to areas with a dual coding. Below is a complete set of the deemed-to-comply criteria that will apply to dual density coded areas;</p> <ul style="list-style-type: none"> • Blue = replacement criteria • Strikethrough = removed criteria • Red = criteria which the Department of Planning does not permit local governments to make changes too. 	<p>Local Housing Objectives</p> <p>The Policy proposes Local Housing Objectives (LHOs) which supplement the R-Codes design principles. All development that does not comply with the Deemed-to-Comply criteria will be assessed against the LHOs.</p> <ul style="list-style-type: none"> • Black = LHO as per Design Principles • Blue = Proposed LHO 	<p>Design Principles</p> <p>Where a development does not comply with the deemed-to-comply criteria or the Local Housing Objectives development will be assessed against the applicable Design Principles.</p> <ul style="list-style-type: none"> • Red = Department of Planning does not permit changes to the Design Principles.
<p>Clause 6.1.2 – Building Height for Multiple Dwellings</p>			
<p>C2 Development complies with the maximum height set out in Table 4, except where stated otherwise in the scheme, relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):</p> <ul style="list-style-type: none"> • Aged and dependent persons' multiple dwellings on land 5,000m² or more and coded between R30 and R40 shall comply with the maximum height requirements for R60. • Aged and dependent persons' multiple dwellings on land 5,000m² or more and coded between R50 and R60 shall comply with the maximum height requirements for R80. • Multiple dwellings on land 5,000m² or more and coded R60 shall comply with the maximum height requirements for R80. • Residential development within the Coastal Area where the maximum total height shall comply with Table 3 Category B. 	<p>C2 Development complies with the maximum height set out in Table 4, except where stated otherwise in the scheme, relevant local planning policy, local structure plan or local development plan (refer Figure Series 7):</p> <ul style="list-style-type: none"> • Aged and depended persons' multiple dwellings on land 5,000m² or more shall comply with the maximum height requirements for R80. • Multiple dwellings on land 5,000m² or more and coded R60 shall comply with the maximum height requirements for R80. • Residential development within the Coastal Area where the maximum total height shall comply with Table 3 Category B. 	<p>Building height that meets the relevant design principles.</p>	<p>P2 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> • adequate access to direct sun into buildings and appurtenant open spaces; • adequate daylight to major openings into habitable rooms; • access to views of significance; • buildings present a human scale for pedestrians; • building façades designed to reduce the perception of height through design measures; and • podium style development is provided where appropriate.

6.5 Subdivision and development conditions

6.5.1 Subdivision

The following conditions will be recommended on all residential subdivision applications where the higher Dual Density code has been applied:

- a) *Visitor car parking provided at a rate of 0.5 bays for every lots/dwellings shall be provided within the verge to the specifications and satisfaction of the City of Joondalup. This shall be provided in addition to the car parking provisions required under clause 5.3.3 – Parking of the R-codes.*
- b) *The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City of Joondalup, and shall included one street tree for every 10 metres of frontage where a lot abuts a primary or secondary street.*
- c) *The external appearance of the retained dwelling is to be upgraded to the appropriate maintenance standard in accordance with Schedule 1 of the City of Joondalup Residential Development Policy.*

Condition a) above may be varied at the discretion of the City where there is inadequate room within the verge to provide the required car bay and/or there are safety concerns regarding locating the car bay within the verge. In these instances the following condition will be recommended by the City under each of the following scenarios:

Survey strata with common property:

- a) *The provision of one car parking bay for every two lots/dwellings shall be provided within the common property. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

Green title or survey strata with no common property:

- a) *The provision of one car parking bay for every lot/dwelling shall be provided within the proposed driveway of that lot/dwelling and shall be wholly contained within the property boundaries. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

6.5.2 Development Applications

The following conditions shall be applied to all residential development applications within a Dual Coded area where development is proposed to occur at the higher applicable density:

- 1. *Visitor car parking provided at a rate of 0.5 bays for every lots/dwellings shall be provided within the verge to the specifications and satisfaction of the City of Joondalup. This shall be provided in addition to the car parking provisions required under clause 5.3.3 – Parking of the R-codes.*
- 2. *The verge adjacent to the lot(s) shall be landscaped to the specifications and satisfaction of the City of Joondalup, and shall included one street tree for every 10 metres of frontage where a lot abuts a primary or secondary street.*
- 3. *The external appearance of the retained dwelling is to be upgraded to the appropriate maintenance standard in accordance with Schedule 1 of the City of Joondalup Residential Development Policy.*

Condition 1 above may be varied at the discretion of the City where there is inadequate room within the verge to provide the required car bay and/or there are safety concerns regarding locating the car bay within the verge. In these instances the following condition shall be applied by the City under each of the following scenarios:

Survey strata with common property:

- 1. The provision of one car parking bay for every two lots/dwellings shall be provided within the common property. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

Green title or Survey strata with no common property:

- 1. The provision of one car parking bay for every lot/dwelling shall be provided within the proposed driveway of that lot/dwelling and shall be wholly contained within the property boundaries. The car bay shall be to the specifications and satisfaction of the City of Joondalup. The car bay should not restrict access to any lot/dwelling.*

The following advice notes will be recommended on all residential development applications within a Dual Coded area where development is proposed to occur at the higher applicable density;

- The applicant/owner is advised that a crossover, excluding wings, shall be not greater than 3 metres in width for residential development within the Housing Opportunity Areas.*

A greater width may be permitted at the discretion of the City where there is adequate room to accommodate a wider crossover and a visitor parking bay within the verge or there are safety concerns regarding locating the car bay within the verge.

Schedule 1: Retained dwellings

Where an existing dwelling is proposed to be retained as part of a subdivision or grouped dwelling development the retained dwelling must be of a standard capable of being upgraded, as determined by the local government, so that its appearance is of equivalent maintenance standard with the new development. In this regard, where required upgrading shall involve the following requirements as deemed appropriate by the City:

- a) Re-bagging or re-rendering external walls, replacing, repainting or professionally recoating non-masonry walls and/or professionally cleaning existing brickwork;
- b) Replacing or professionally cleaning or recoating faded or discoloured roof tiles or metal sheeting;
- c) Replacing or repairing and painting gutters and downpipes;
- d) Replacing or repairing driveways and crossovers which are undrained, extensively cracked and/or in a state of disrepair;
- e) Where visible from the street or public domain – repairing and repainting or replacing damaged or dilapidated windows and frames;
- f) Where visible from the street or public domain – demolishing unauthorised or poorly maintained additions that do not match the existing dwelling and constructing quality replacement structures (if required) which match or complement the existing dwelling and new development;
- g) Improvement of existing landscaping visible from the street (including the verge) in accordance with the City's standards; and
- h) Replacing substandard or asbestos boundary fencing.

Creation Date: <mmmm yyyy (adopted by Council)>
Amendments: <report ref. (if amendments have been made — not just review)>
Related Documentation: • <title of document, if applicable>

PROPOSAL	DESIRED OUTCOME	POLICY CLAUSE NO.
New buildings to match existing dwellings		
<ul style="list-style-type: none"> Requires new garages and carports to match the design and materials of the existing dwelling Ensures ancillary dwellings and outbuildings that are visible from the street to match the design and materials of the existing dwelling 	<ul style="list-style-type: none"> Improves amenity of the streetscape by blending garages and carports with the dwelling. Ensures ancillary dwellings and outbuildings are of an equivalent quality to the existing dwellings if they are visible from the street. 	<p>Clause 5.2.1</p> <p>Clauses 5.4.3 and 5.5.1</p>
Existing dwellings to be upgraded when properties subdivided		
<ul style="list-style-type: none"> Requires upgrades to dwellings retained as part of green title subdivisions, not just grouped dwelling and strata developments 	<ul style="list-style-type: none"> Ensures a comprehensive and consistent approach to retained dwelling upgrade requirements. Ensures a consistent and improved streetscape. Provides certainty for developers regarding the City's expectations for dwelling upgrades. 	<p>Clauses 5.2.6, 6.5.2 and Schedule 1</p>
New development to be of a compatible height		
<ul style="list-style-type: none"> Retains the current two storey height restrictions for all houses Allows three storeys for multiple dwellings on larger lots in areas coded R60 Allows additional storey for aged and dependent persons' dwellings on larger lots Allows a maximum of four storeys in areas coded R80 and above 	<ul style="list-style-type: none"> Ensures that two storey house maximum is maintained for the majority of areas. Provides a transition between existing R20 development and new R60 areas Addresses Recommendation 6 of the Local Housing Strategy to allow additional height for aged persons' accommodation and multiple dwellings with a density code of R60 and higher. 	<p>Clauses 5.1.6 and 6.1.2</p>
Increase street setback for new development		
<ul style="list-style-type: none"> Requires the street setback in dual coded areas to be closer to the area's current setbacks Requires increased setback to the secondary streets and laneways Requires the upper floor to be setback from the ground floor Increases garage and carport setbacks Ensures garages and carports with reduced setbacks have the dwelling forward of the garage 	<ul style="list-style-type: none"> Provides a transition between existing R20 development and new development Promotes a more consistent streetscape. Ensures adequate room for landscaping. Provides space for bin pads and letterboxes. Establishes an improved laneway streetscape and articulation of street corners. Ensures the frontage of multiple storey development is articulated through the setting back of upper floors and use of eaves. Allows adequate space for visitor parking so that parking does not occur on the street or verge. Reduces garage dominance within streetscapes, ensuring the dwelling is the focus of the street. 	<p>Clauses 5.1.2, 5.2.1, 5.2.2 and 5.3.6</p>
Minimise garage width		

<ul style="list-style-type: none"> • Restricts garage widths no matter the setback of the garage from the street • Ensures garage widths measured at dwelling not street, to ensure the width is based on the frontage of the buildings 	<ul style="list-style-type: none"> • Minimises garage dominance on the street. • Ensures tapered lots maintain appropriate garage widths consistent with the streetscape. • Ensures the dwelling is the focus of the street. 	Clause 5.2.6
Provide street surveillance		
<ul style="list-style-type: none"> • Requires windows to be provided fronting all streets and laneways • Requires front doors to be visible from the street • Encourages porches, balconies and verandahs • Requires wall and fences in front of dwellings to be restricted • Requires visually permeable fencing to secondary streets 	<ul style="list-style-type: none"> • Ensures surveillance of all streets and driveways. • Increases community activity in the street by allowing porches, balconies and verandahs in part of the setback area. • Enhances security for occupants and passer-bys of the dwelling and minimises opportunities for concealment. • Improves visibility of entrances during emergency situations. • Encourages surveillance of driveways and pedestrian access way through the delivery of a useable balcony or verandah. 	Clauses 5.1.2, 5.1.4, 5.2.1, 5.2.2, 5.2.3, 5.2.4 and 5.3.1
Improved streetscape		
<ul style="list-style-type: none"> • Requires on-street parking bays as part of all new dwelling developments and subdivisions • Requires no more than one driveway to service all of the dwellings for each development • Encourages a maximum width of 3 metres for a driveway which services less than two dwellings • Requires landscaping of a set standards in the verge, including street trees • Requiring garages and carports in laneways to be set back to allow visitor parking in front. 	<ul style="list-style-type: none"> • Reduces the parking implications from the increases to density within dual coded areas. • Minimises driveways and crossovers in the street. • Minimise hardstand within the front setback area. • Minimise stormwater run-off. • Allows the majority of the front setback area and verge to be soft landscaped. • Provides an opportunity to establish street trees in existing areas. • Improves streetscapes. 	Clauses 5.1.2, 5.1.4, 5.2.1, 5.3.5 and 6.5
Encourage environmentally sustainable design where practicable		
<ul style="list-style-type: none"> • Requires any development with reduced setbacks to provide eaves • Encourages eaves, porches, balconies and verandahs • Encourages at least one large living space with access to winter sunlight • Encourages an open outdoor living area which allows light and ventilation into the space. • Requires landscaping for grouped and multiple dwelling sites • Encourages planting of trees on private property 	<ul style="list-style-type: none"> • Encourages passive solar design for new dwellings. • Allows eaves to provide shading of windows and walls in the front setback area. • Encourages usable private space for occupiers of new dwellings. • Encourages green landscaping of private property. • Ensures consistent landscaping in the street and verge. 	Clauses 5.2.1, 5.3.2, 5.3.5, 5.3.7 and 6.5

MAXIMUM BUILDING HEIGHT IN R20 AND R25 RESIDENTIAL ZONED AREAS
(INCLUDES R20/R25 AREAS)



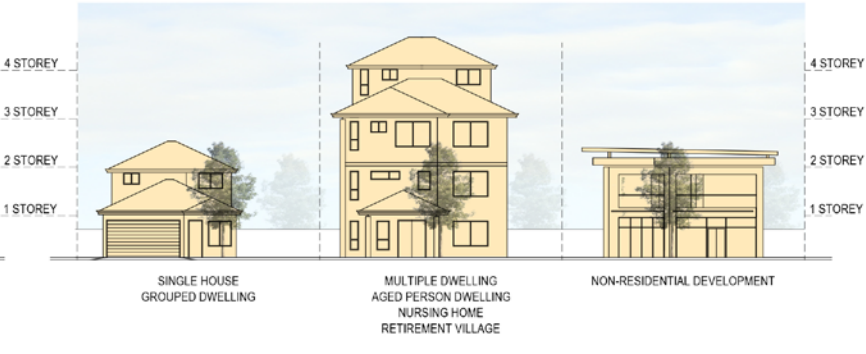
MAXIMUM BUILDING HEIGHT IN R30 AND R40 RESIDENTIAL ZONED AREAS
(INCLUDES R20/R30 AND R20/R40 AREAS)



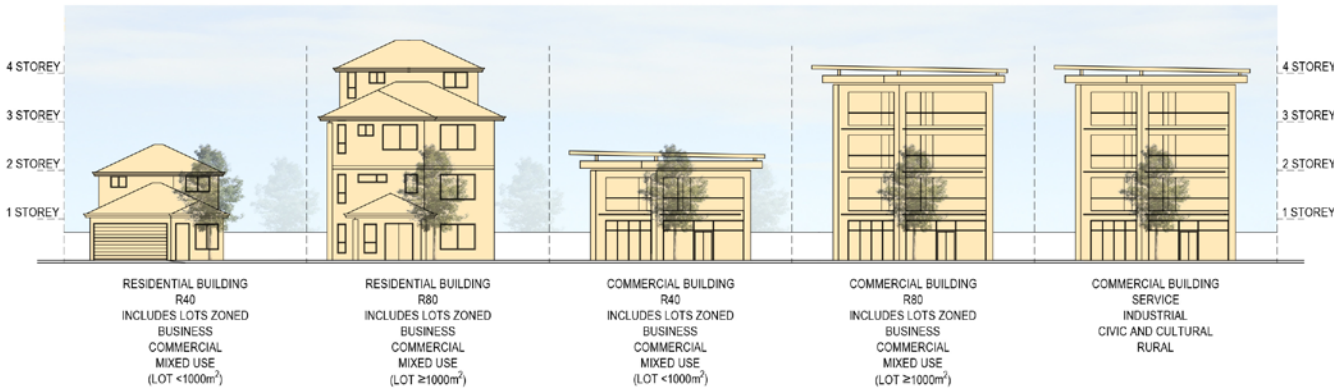
MAXIMUM BUILDING HEIGHT IN R60 RESIDENTIAL ZONED AREAS
(INCLUDES R20/R60 AREAS)



MAXIMUM BUILDING HEIGHT IN R80 RESIDENTIAL ZONED AREAS
(INCLUDES R20/R80 AREAS)



MAXIMUM BUILDING HEIGHT IN NON-RESIDENTIAL ZONED AREAS

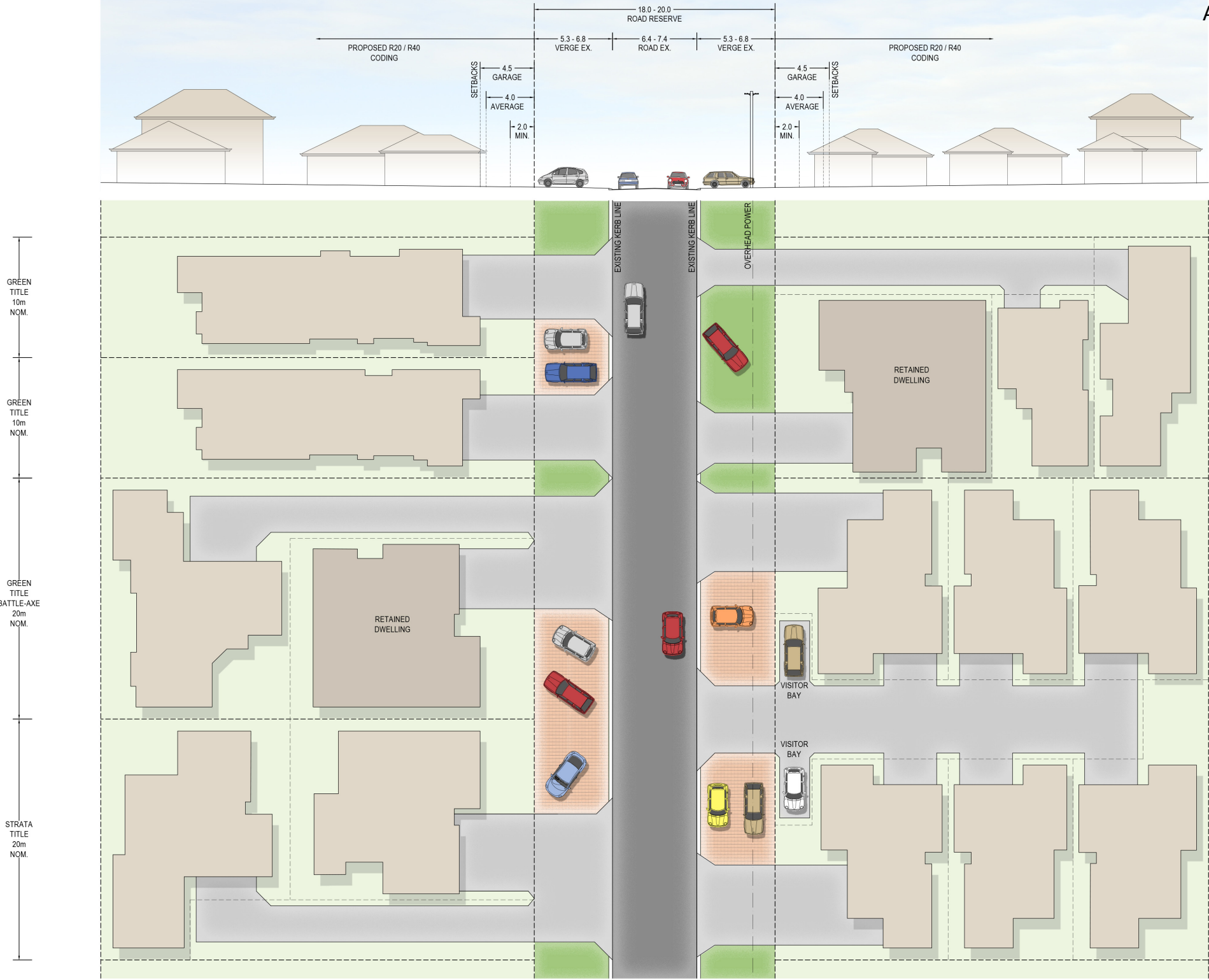


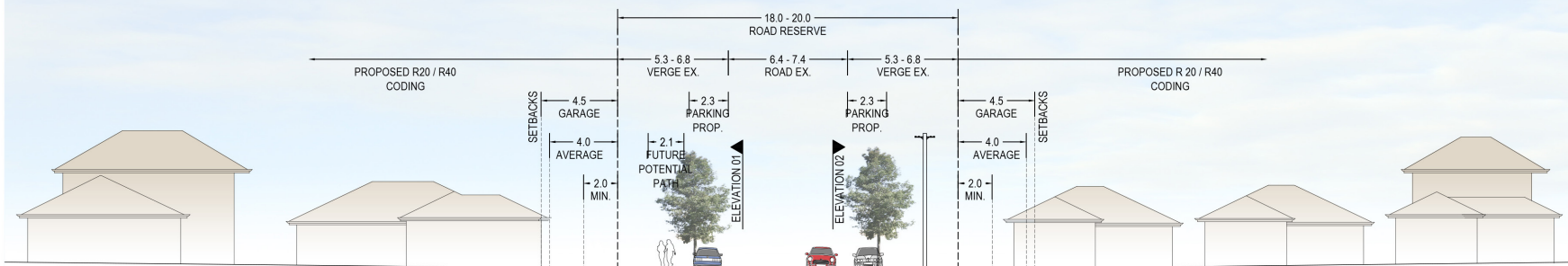
MAXIMUM HEIGHT AS PERMITTED
UNDER RESIDENTIAL DESIGN CODES

MAXIMUM HEIGHT AS PROPOSED UNDER
DRAFT RESIDENTIAL DEVELOPMENT POLICY,
AND HEIGHT OF BUILDINGS (NON-RESIDENTIAL
AND WITHIN COASTAL AREAS) POLICY

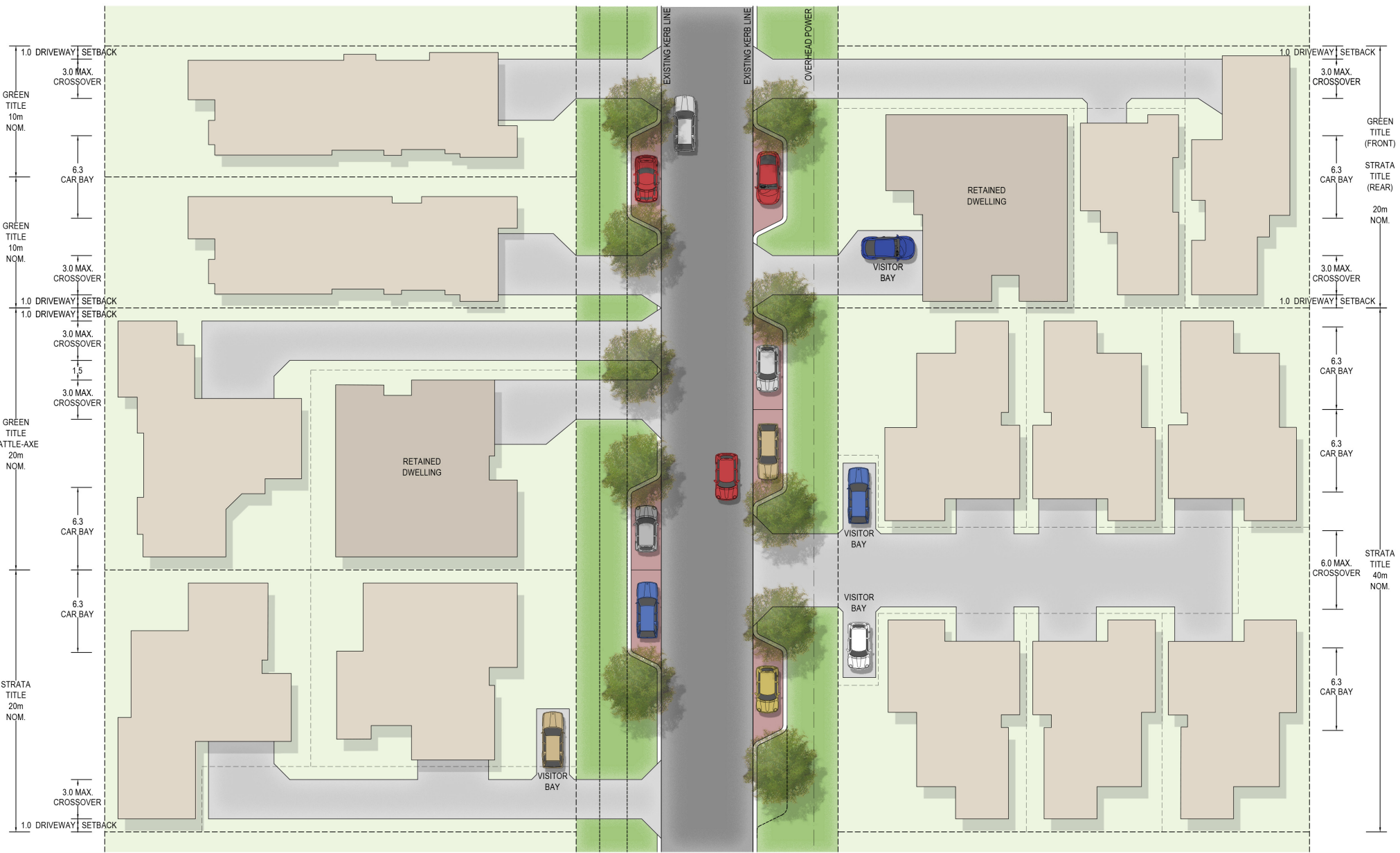
NOTE:
DEVELOPMENT WITHIN COASTAL AREAS ARE
SUBJECT TO A MAXIMUM BUILDING HEIGHT OF
10 METRES UNLESS A GREATER HEIGHT IS
PERMITTED UNDER THE SCHEME, STRUCTURE
PLAN AND/OR LOCAL DEVELOPMENT PLAN

OUTCOME
TO AVOID



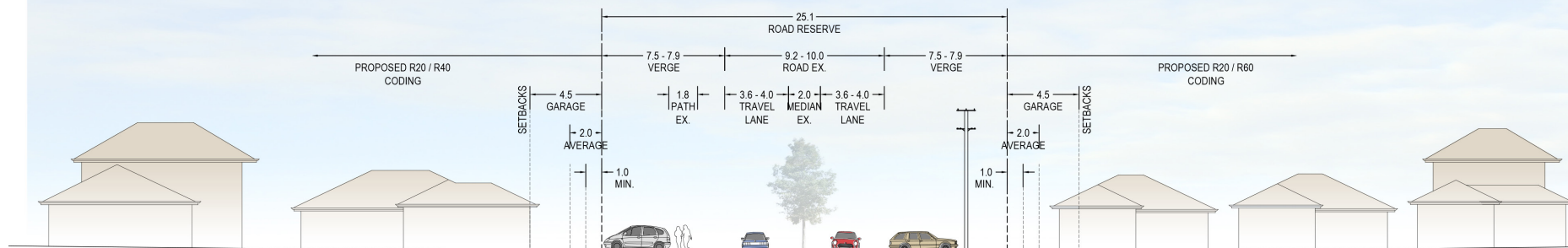


PREFERRED
OUTCOME



SCENARIO 1B - ACCESS ROAD, NO EXISTING PATH, ZONED R40

**OUTCOME
TO AVOID**

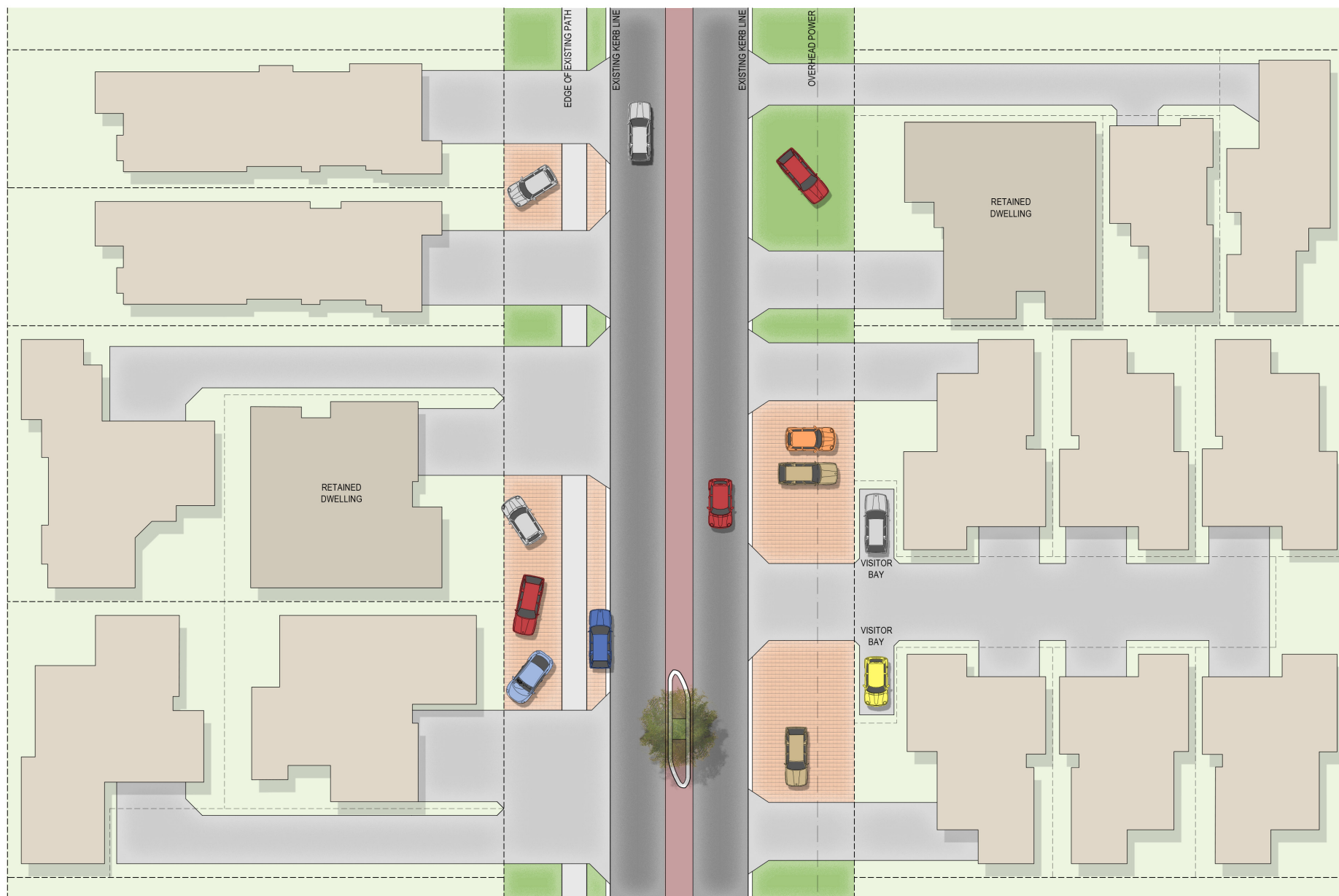


GREEN
TITLE
10m
NOM.

GREEN
TITLE
10m
NOM.

GREEN
TITLE
BATTLE-AXE
20m
NOM.

STRATA
TITLE
20m
NOM.



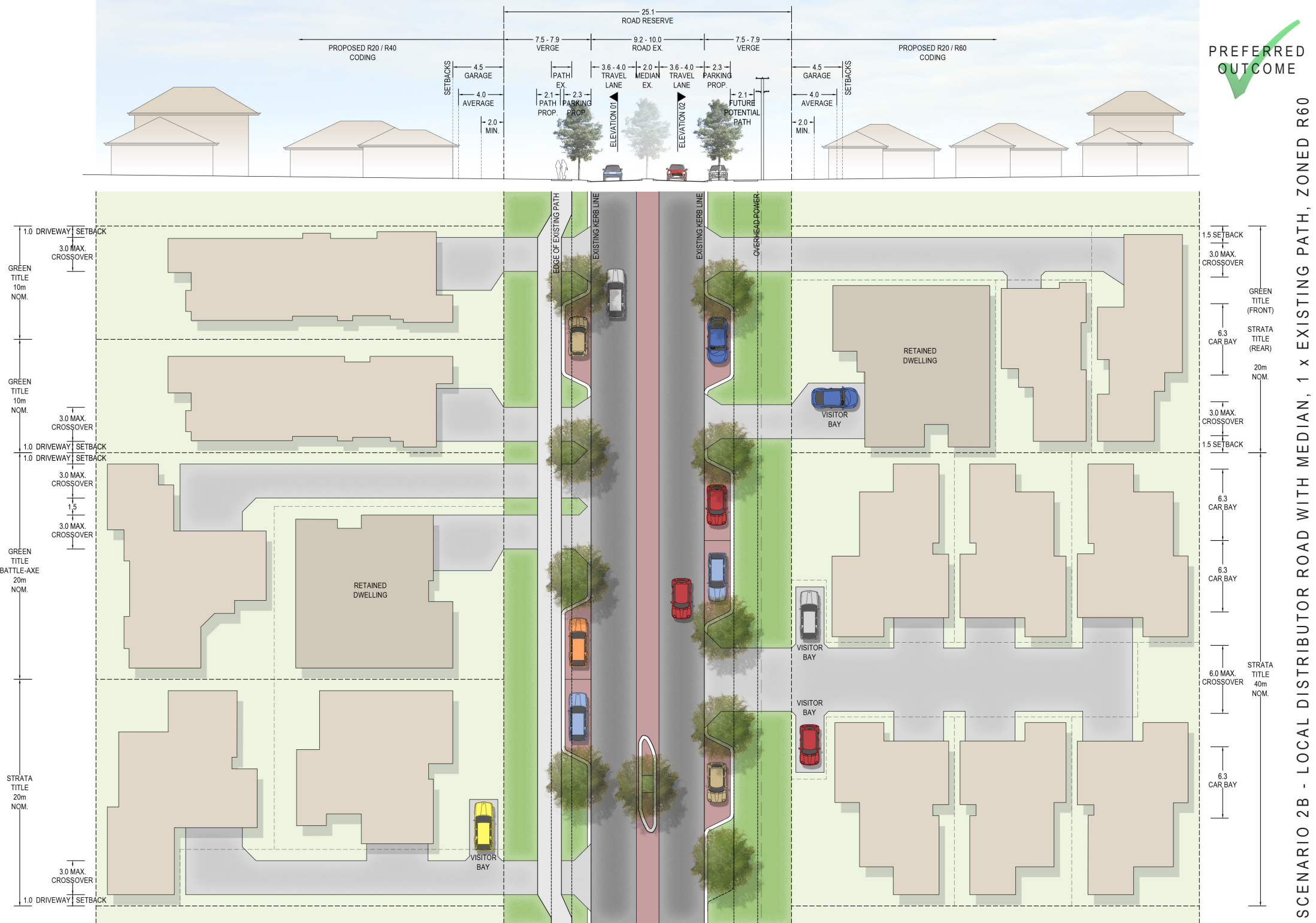
GREEN
TITLE
(FRONT)

STRATA
TITLE
(REAR)

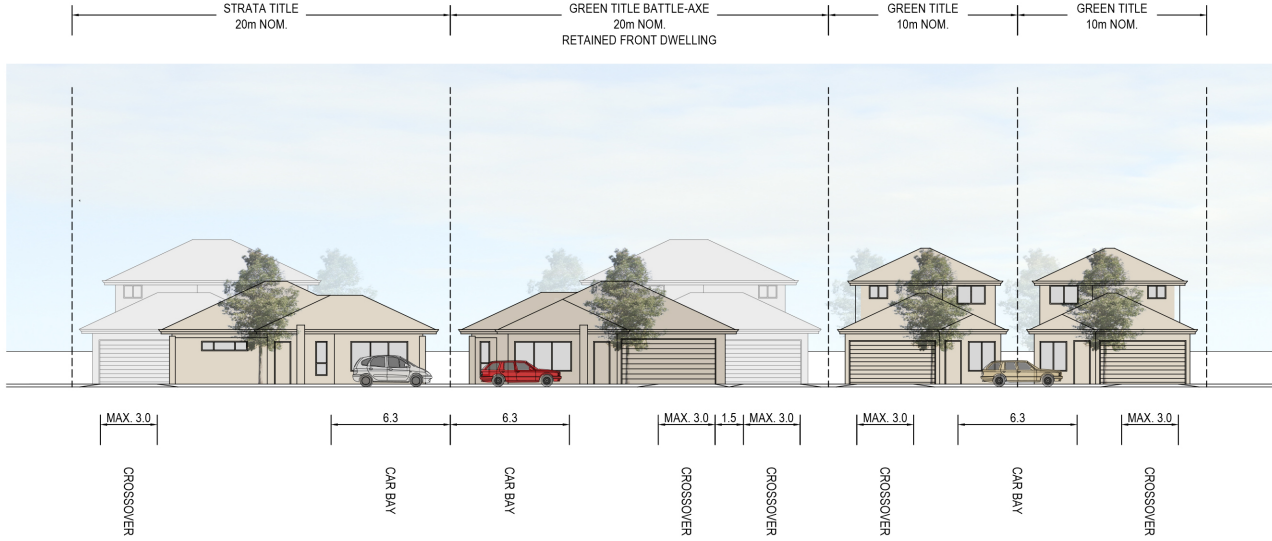
20m
NOM.

STRATA
TITLE
40m
NOM.

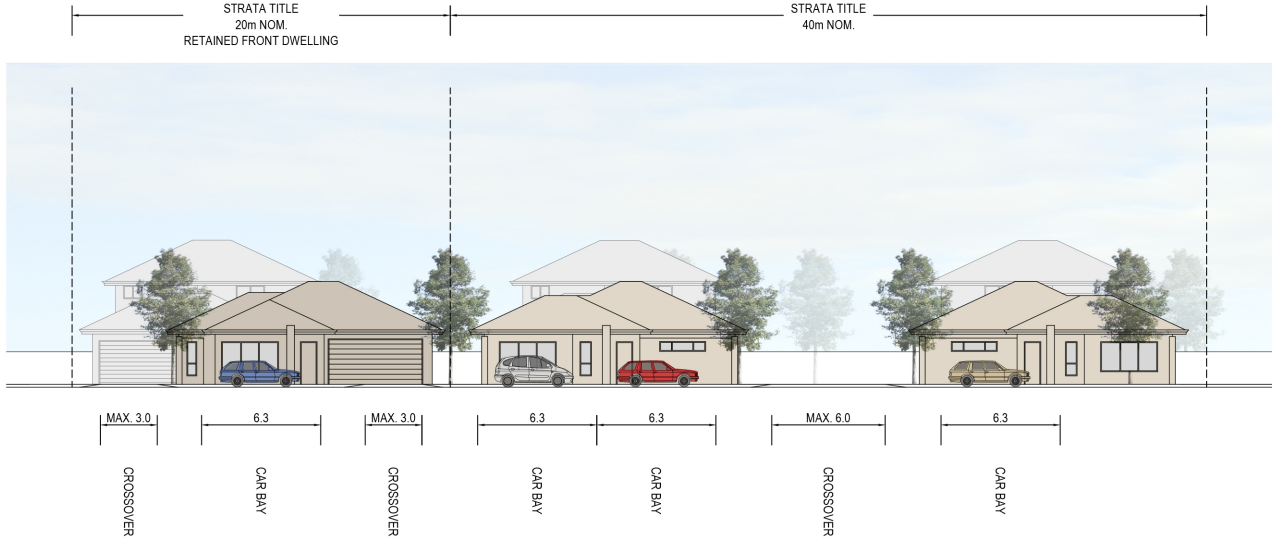
SCENARIO 2A - LOCAL DISTRIBUTOR ROAD WITH MEDIAN, 1 x EXISTING PATH , ZONED R60



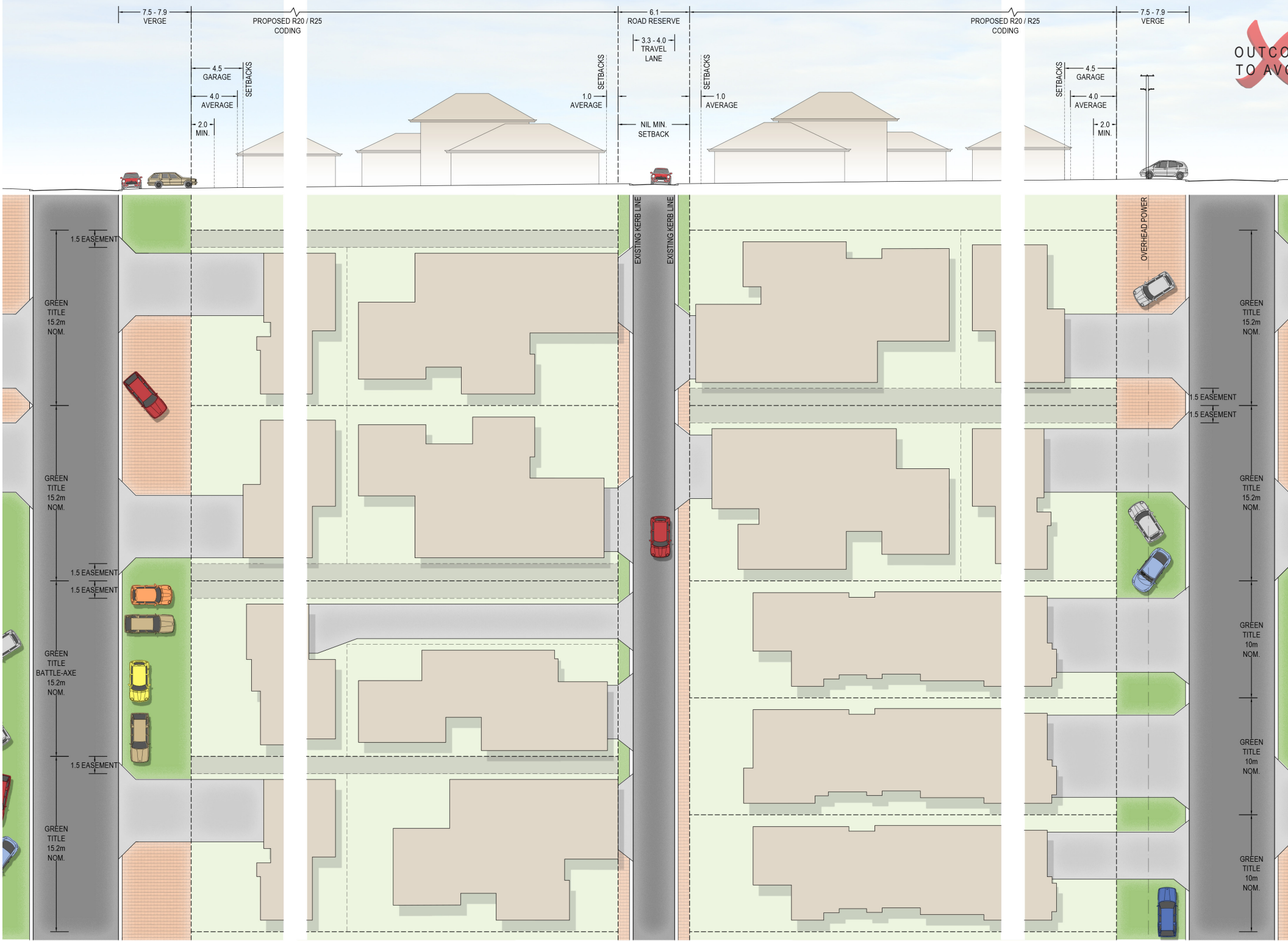
SCENARIO 2B - LOCAL DISTRIBUTOR ROAD WITH MEDIAN, 1 x EXISTING PATH, ZONED R60



ELEVATION 01



ELEVATION 02





SCENARIO 3B - ACCESS ROAD WITH REAR LANEWAY, NO EXISTING PATH, ZONED R20 / 25

