



PREVIOUS FRAMEWORK
3D Ground Footprint

No average site area applies to control the number of multiple dwellings – dwelling yield is controlled by a building envelope which results from a combination of elements like plot ratio, height and the need to provide open space and parking – notionally 6 dwellings would be possible.

Maximum building height of 3 storeys permitted.

Street setback of 4 metres required – if the building is staggered then part of the building can come forward to a minimum of 2 metres provided a compensating area of open space is provided behind the 4 metre setback line (known as the average setback).

Side setbacks are calculated for each wall, depending on the length and height of the wall and whether the wall includes large windows – the wall can be as close as 1 metre to the boundary.

One single storey boundary wall is permitted on the side or rear boundary – provided the wall is a maximum height of 3.5 metres, an average height of 3 metres and is not longer than 2/3 the length of the boundary behind the front setback line.

Rear setbacks are calculated for each wall depending on the length and height of the wall and whether the wall includes large windows – the wall can be as close as 1 metre to the boundary.

1 resident bay per dwelling is required if the site is within 800 metres of a train station or 250 metres of a high frequency bus route (measured in a straight line) = minimum of 6 bays required.

1 visitor bay per 2 dwellings is required = 3 bays. Visitor bays may be constructed in the verge.

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45% of the property needs to be left as open space – this open space can include driveways, uncovered car parking and bin areas, and some patios and alfresco areas. Often there is little area left for trees and other planting.

The previous framework provides little ability to prevent the removal of trees or require the planting of trees.

PROPOSED FRAMEWORK
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1 Clause 3.1 of the draft policy applies, to require an average site area for each multiple dwelling, if the site is in a cul-de-sac or non-through road. Therefore, an average site area of 150m² is required per dwelling, which means only 4 multiple dwellings are permitted.

2 Maximum building height of 3 storeys permitted.

3 Minimum street setback of 2 metres required – no averaging of the setback allowed.

4 Side setbacks are required to be a minimum of 3 metres.

5 One single storey boundary wall is permitted on one side boundary only – for a maximum of 50% of the boundary behind the front setback line. No rear boundary walls are permitted.

6 Rear setbacks of 2 metres are required at the ground floor level and 3 metres at the upper floor levels - rear boundary walls are not permitted.

7 1 resident bay per dwelling is required if the site is within a walkable distance of 800 metres from a train station or 200 metres from a bus stop = 6 bays required.

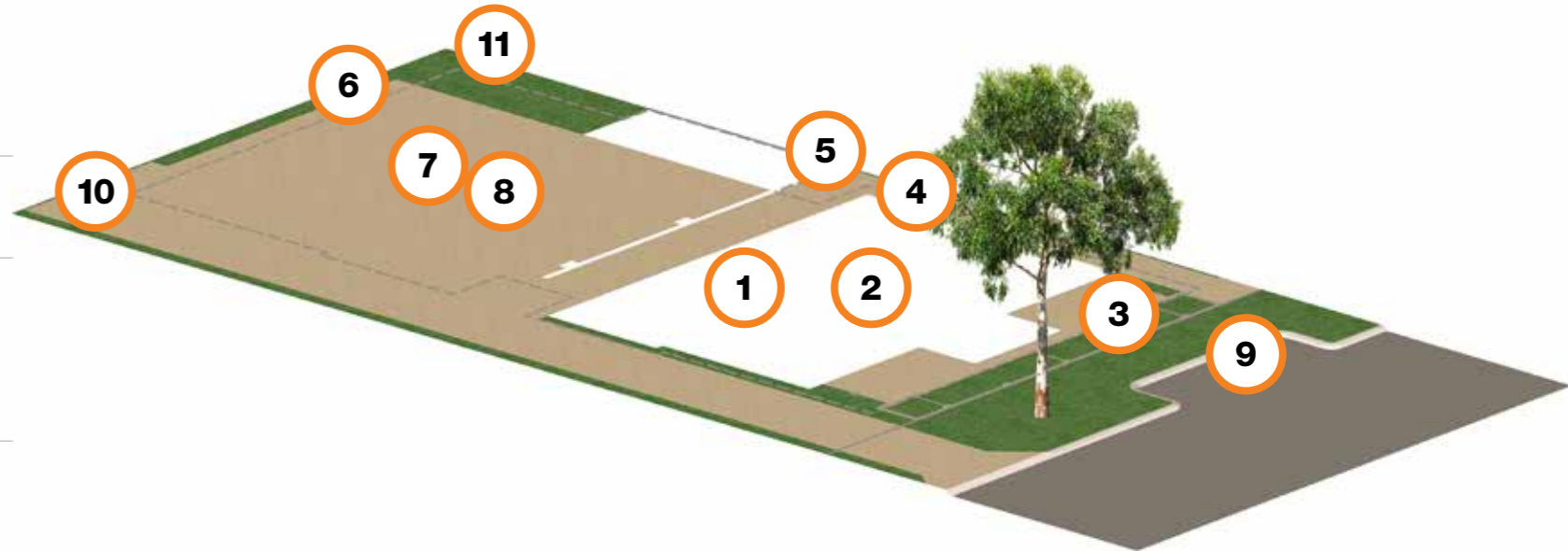
8 1 visitor bay per 4 dwellings is required = 2 bays. All visitor parking needs to be located on site.

9 All visitor parking needs to be located on site, leaving more area for trees and planting.

10 35% of the lot needs to be set aside as landscape area. The landscape area needs a minimum dimension of 2 metres and cannot be used for driveways, uncovered car parking and bin areas, and patios and alfresco areas. The use of paving and decking in landscape areas will be restricted.

11 There are specific requirements for the planting of small, medium and large trees – the number of which is relative to the size of the landscape area.

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