

# **PLANNING DIRECTIVE No. 4.1**

## **Standards for Residential Development in the General Residential Zone**

This Planning Directive has been issued by the Minister for Planning under s.13(1) of the *Land Use Planning and Approvals Act 1993* and came into effect on 18 June 2014.

Version	Issue date	Effective date	Description
1.0	11 December 2013	28 February 2014	Replace Planning Directive 4 for interim planning schemes and include provisions for multiple dwellings
2.0	8 February 2014	28 February 2014	Insert standard clause, diagram and table numbering
3.0	13 June 2014	18 June 2014	Clarified application of Clause 10.4.3 A2(e)

This Planning Directive came into effect on 18 June 2014

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## 1.0 Application

1.1 This planning directive applies to the following instruments:

- (a) a draft interim planning scheme whether made before or after this planning directive takes effect; and
- (b) an interim planning scheme whether made before or after this planning directive takes effect; and
- (c) a planning scheme made under section 30N of the Act whether made before or after this planning directive takes effect; and
- (d) a draft planning scheme prepared under section 22 of the Act after this planning directive takes effect; and
- (e) a planning scheme made under section 29 of the Act after this planning directive takes effect.

## 2.0 Mandatory provisions

2.1 An instrument to which this planning directive applies must:

- (a) Have the effect that, in subclause 10.2:
  - (i) the use, consisting of a single dwelling, in the “Residential” use class, is within the category “No Permit Required”; and
  - (ii) the use, consisting of a multiple dwelling, in the “Residential” use class, is within the category “Permitted”.
- (b) Contain in subclause 10.4, the provisions set out in Attachment 1 of this planning directive. Each standard forming part of those provisions must be included as set out in Attachment 1.
- (c) In Part E, contain in the relevant code applying to car parking, the following car parking space requirements in the provisions consisting of Acceptable Solutions for dwellings in the General Residential Zone, in a format to match the structure of that code:

Type of Dwelling/Parking	No. of Spaces
1 bedroom or studio style (including all rooms capable of being used as a bedroom)	1 space per dwelling
2 or more bedrooms (including all rooms capable of being used as a bedroom)	2 spaces per dwelling

Type of Dwelling/Parking	No. of Spaces
Visitor parking for multiple dwellings	<p>1 dedicated space per 4 dwellings (being rounded up to the nearest whole number, if the number of dwellings is less than a multiple of 4); or</p> <p>If on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (being rounded up to the nearest whole number, if the number of dwellings is less than a multiple of 3)</p>

- 2.2 For the purposes of this planning directive, text shown in grey text in Attachment 1 of this planning directive is instructional only and is not to be taken to form part of the provisions specified in Attachment 1.

### 3.0 Local provisions

- 3.1 An instrument to which this planning directive applies may:

- (a) In Table 10.4.1 to paragraph (b), in clause A1 of the Acceptable Solutions, set out in subclause 10.4.1 in Attachment 1 of this planning directive, as included in the instrument, specify a particular location or locations to be a density area and may specify the site area per dwelling for such a density area. A density area so specified must:
  - (i) have a site area per dwelling of not less than 325 m<sup>2</sup>; and
  - (ii) be consistent with and likely to further the objectives and outcomes of the relevant Regional Land Use Strategy as declared by the Minister; and
  - (iii) be shown on the planning scheme maps as an overlay.
- (b) In Table 10.4.2 to paragraph (d) in clause A1 of the Acceptable Solutions set out in subclause 10.4.2 in Attachment 1 of this planning directive, as included in the instrument, specify particular roads and the required frontage setbacks for those roads, for the purposes of providing greater setbacks to mitigate traffic noise or another environmental issue related to traffic. A road, and the frontage setback for that road, specified in Attachment 2 in relation to an instrument is to be included in that table in that instrument.

- 3.2 Unless provided for in subclauses 2.1(c), 3.1 and 3.3 of this planning directive, an instrument to which this planning directive applies, must not include:

- (a) any other provisions that are directly or indirectly inconsistent with or modify, the provisions set out in Attachment 1 or the requirements in subclause 2.1; and
- (b) other provisions that are to apply to single dwellings or multiple dwellings in the General Residential Zone in relation to the following matters:

- (i) solar access or daylight penetration or orientation on the site or to the neighbouring site; and
- (ii) visual or acoustic privacy including screening or maximum internal or dwelling facade noise levels from external sources; and
- (iii) private open space or outdoor living space or landscaped areas; and
- (iv) security or surveillance such as location of front door or habitable rooms related to street frontage; and
- (v) prescribing or proscribing certain building materials, colours or finishes of external surfaces or building character; and
- (vi) relocated or off site constructed dwellings; and
- (vii) number of car parking spaces or the siting or width of garages or carports; and
- (viii) design of street frontage facades; and
- (ix) roof design or pitch; and
- (x) setback to frontages, side or rear boundaries; and
- (xi) site coverage, plot ratio or building envelope; and
- (xii) building height or number of storeys; and
- (xiii) height and design of frontage fences; and
- (xiv) minimum dwelling floor area; and
- (xv) residential density for multiple dwellings; and
- (xvi) storage areas for waste or recycling bins.

3.3 An instrument to which this planning directive applies may include provisions in relation to the following matters that are directly or indirectly inconsistent with, or that add to, the provisions contained in the instrument in accordance with this planning directive:

- (a) floor area of outbuildings; and
- (b) stormwater management or water sensitive urban design; and
- (c) protection of road and railway assets; and
- (d) protection of historic heritage; and
- (e) protection of wetlands and watercourse/water ways; and
- (f) attenuation distances from hazardous/nuisance activities; and
- (g) protection of vegetation; and
- (h) contaminated land or potentially contaminated land; and

- (i) areas subject to landslide risk; and
  - (j) areas subject to flood risk; and
  - (k) areas subject to sea-level rise, storm surge, coastal inundation or coastal erosion.
- 3.4 If there is a direct or indirect inconsistency between a provision that must, in accordance with this planning directive, be included in an instrument to which this planning directive applies, and another provision of the instrument, in relation to the matters referred to in subclause 3.3, the other provision prevails to the extent of the inconsistency.

#### **4.0 Commencement**

This planning directive takes effect on 28 February 2014.

#### **5.0 Revocation of planning directive**

Planning Directive No. 4 – Standards for Single Dwellings in Interim Planning Schemes is revoked.

#### **6.0 Citation**

This planning directive may be cited as Planning Directive No. 4.1 – Standards for Residential Development in the General Residential Zone.

## **Attachment 1**

### **Standards for Residential Development in the General Residential Zone**



#### 10.4.1 Residential density for multiple dwellings

<p>Objective: To provide for suburban densities for multiple dwellings that:</p> <ul style="list-style-type: none"> <li>(a) make efficient use of suburban land for housing; and</li> <li>(b) optimise the use of infrastructure and community services.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> <li>(a) 325 m<sup>2</sup>; or</li> <li>(b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.</li> </ul>	<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 325 m<sup>2</sup>, or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of the surrounding area; or</li> <li>(b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: <ul style="list-style-type: none"> <li>(i) the site is wholly or partially within 400 m walking distance of a public transport stop;</li> <li>(ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.</li> </ul> </li> </ul>

**Table 10.4.1**

Density Area	Site area per dwelling (m <sup>2</sup> )

Notes:

If Table 10.4.1 is utilised, each density area should be given a unique identifier that matches with that shown on the planning scheme maps.

## 10.4.2 Setbacks and building envelope for all dwellings

<p><b>Objective:</b> To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> <li>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</li> <li>(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</li> <li>(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</li> <li>(d) if the development is on land that abuts a road specified in</li> </ul>	<p><b>P1</b> A dwelling must:</p> <ul style="list-style-type: none"> <li>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</li> <li>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</li> </ul>

Table 10.4.2, at least that specified for the road.	
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> <li>(a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or</li> <li>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>(c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</li> </ul>	<p>P2 A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural</li> </ul> </li> </ul>	<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</li> <li>(iii) overshadowing of an adjoining vacant lot; or</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</li> </ul> </li> <li>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</li> </ul>

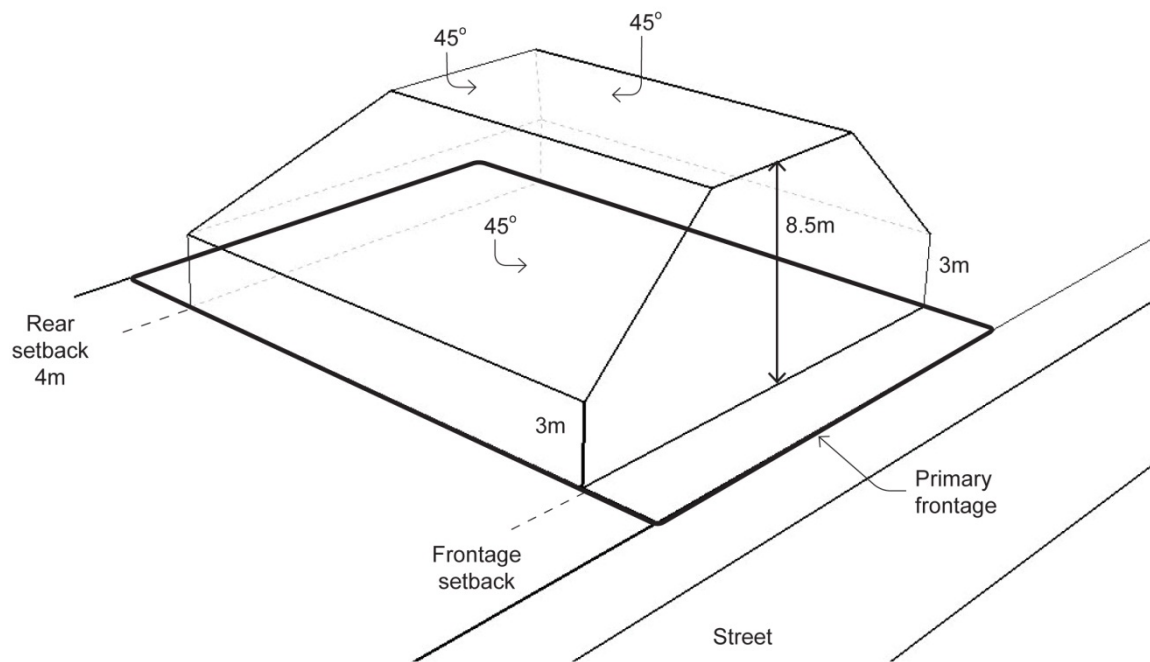
ground level; and  (b) only have a setback within 1.5 m of a side boundary if the dwelling:  (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or  (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).	
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**Table 10.4.2**

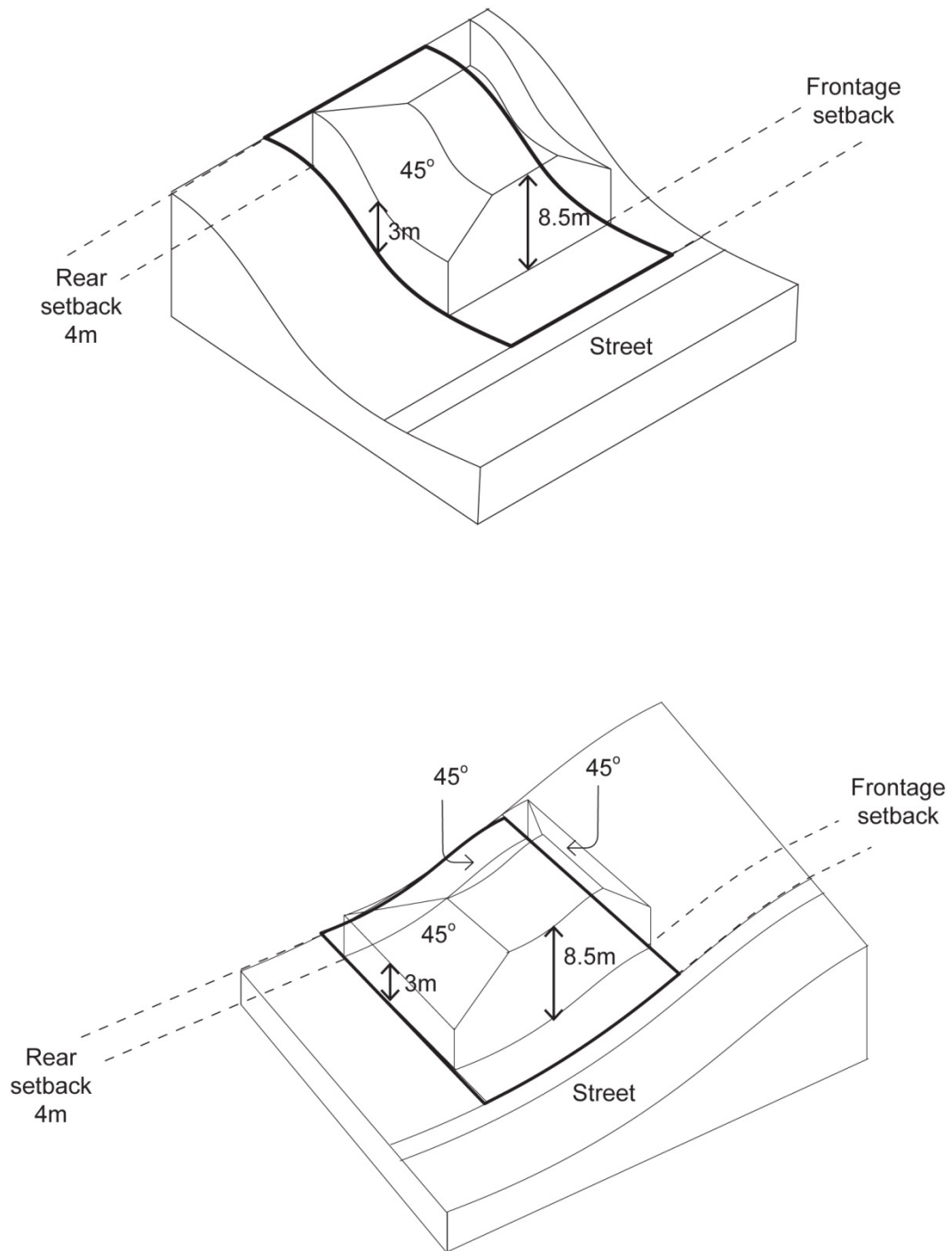
Road	Setback (m)

Notes:

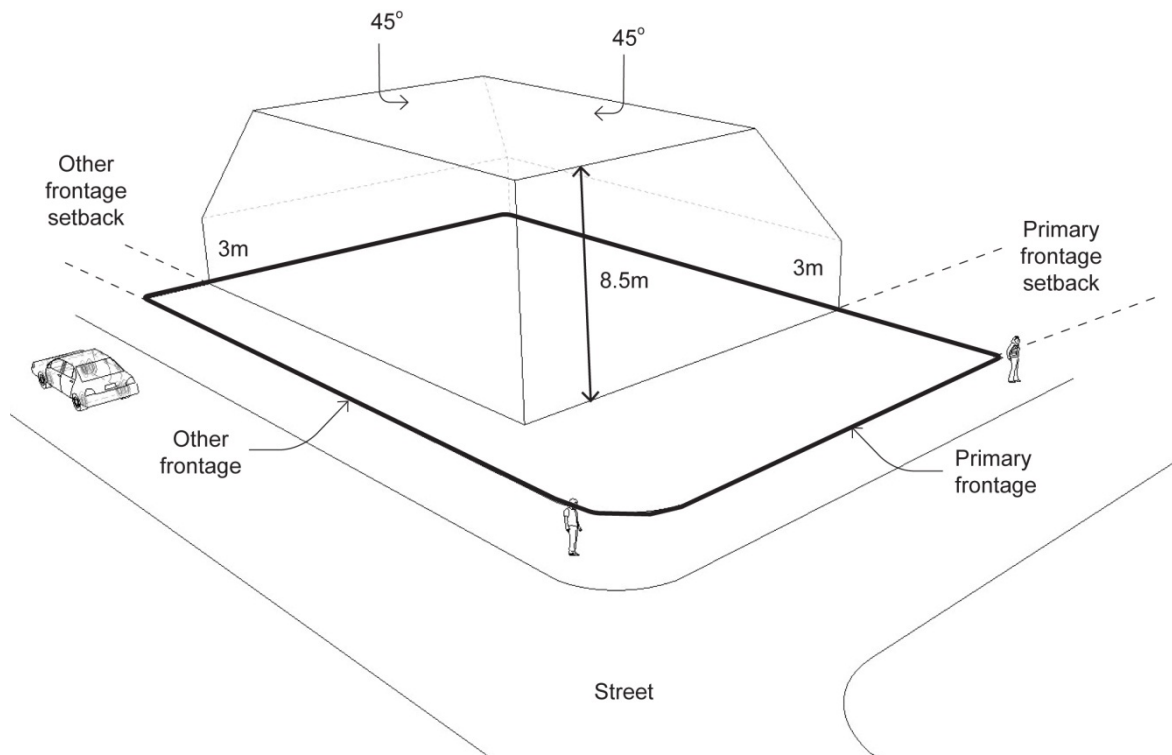
For Table 10.4.2, the identified road and setback in metres are to be inserted as local provisions.



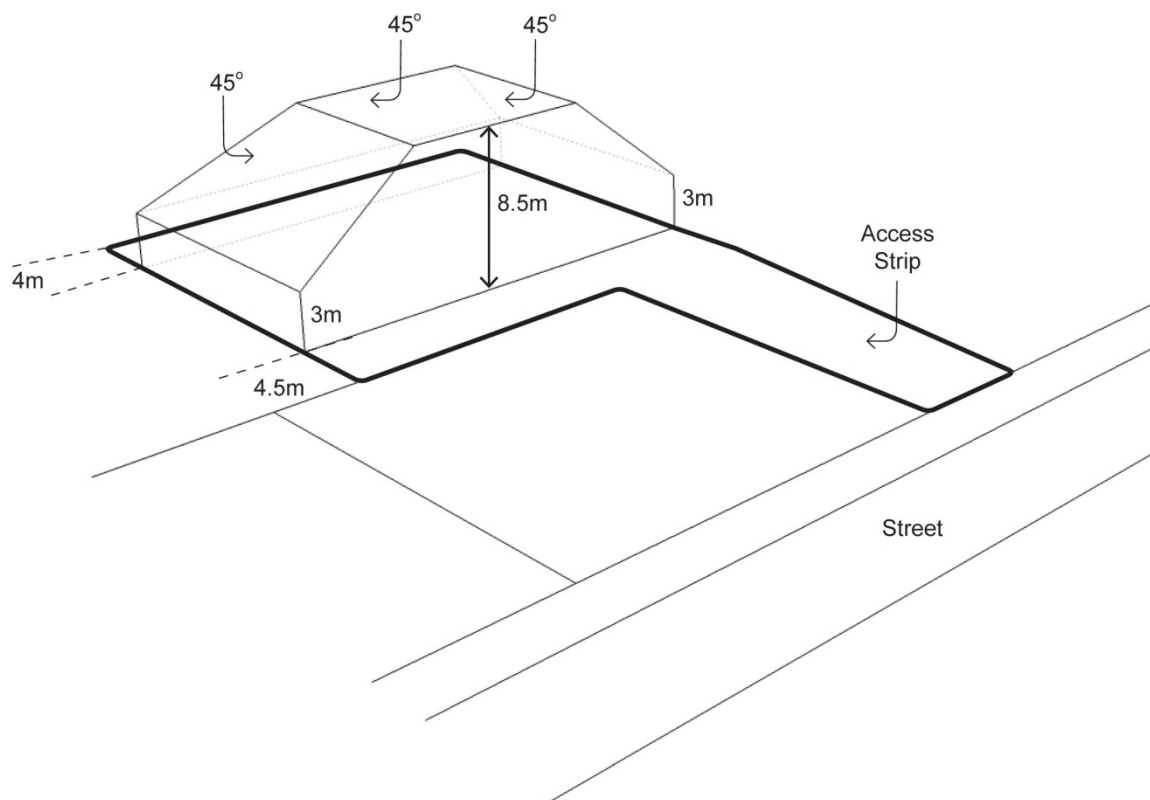
**Diagram 10.4.2A.** Building envelope as required by subclause 10.4.2 A3(a).



**Diagram 10.4.2B.** Building envelope for sloping sites as required by subclause 10.4.2 A3(a).



**Diagram 10.4.2C.** Building envelope for corner lots as required by subclause 10.4.2 A3(a).



**Diagram 10.4.2D.** Building envelope for internal lots as required by subclause 10.4.2 A3(a).



### 10.4.3 Site coverage and private open space for all dwellings

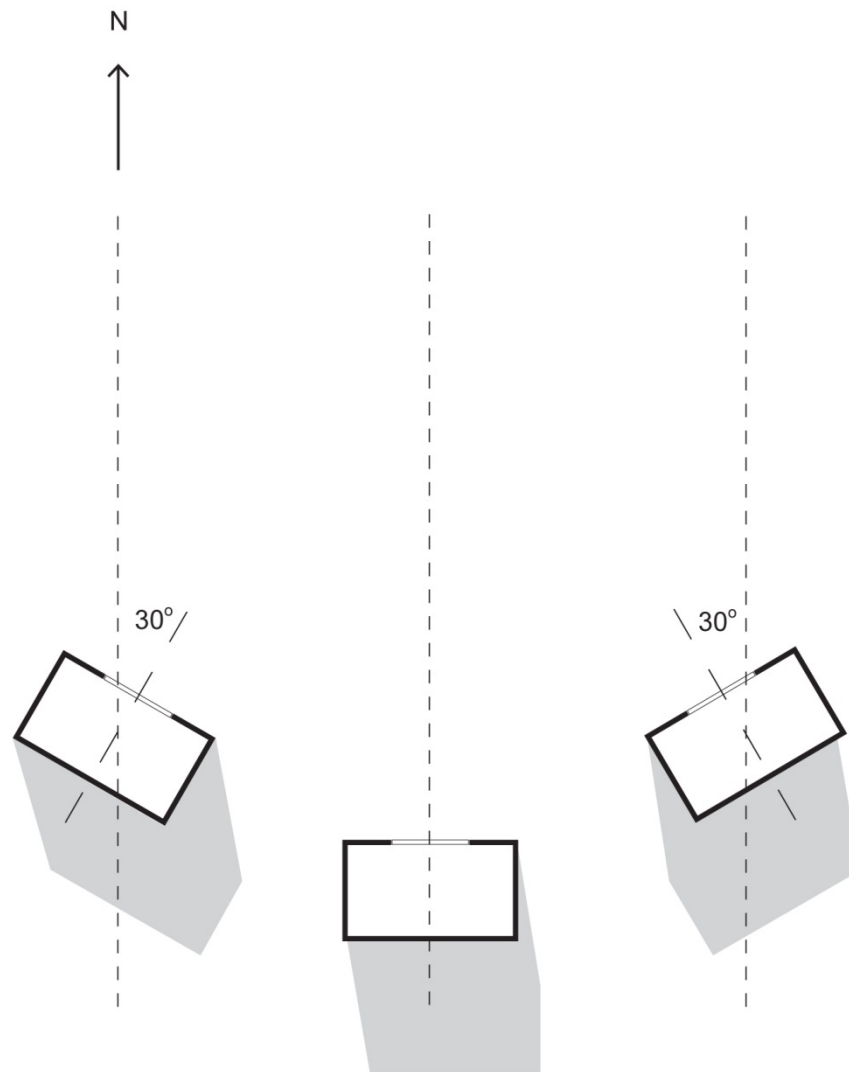
<p>Objective: To provide:</p> <ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents; and</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is integrated with the living areas of the dwelling; and</li> <li>(d) private open space that has access to sunlight.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and</li> <li>(b) for multiple dwellings, a total area of private open space of not less than 60 m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</li> <li>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</li> </ul>	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and</li> <li>(ii) operational needs, such as clothes drying and storage; and</li> </ul> </li> <li>(b) reasonable space for the planting of gardens and landscaping.</li> </ul>
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is at least: <ul style="list-style-type: none"> <li>(i) 24 m<sup>2</sup>; or</li> <li>(ii) 12 m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</li> </ul> </li> <li>(b) has a minimum horizontal</li> </ul>	<p>P2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> <li>(i) conveniently located in relation to a living area of the dwelling; and</li> <li>(ii) orientated to take advantage of sunlight.</li> </ul> </li> </ul>

<p>dimension of:</p> <ul style="list-style-type: none"> <li>(i) 4 m; or</li> <li>(ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</li> <li>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</li> <li>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21<sup>st</sup> June; and</li> <li>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</li> <li>(f) has a gradient not steeper than 1 in 10; and</li> <li>(g) is not used for vehicle access or parking.</li> </ul>	
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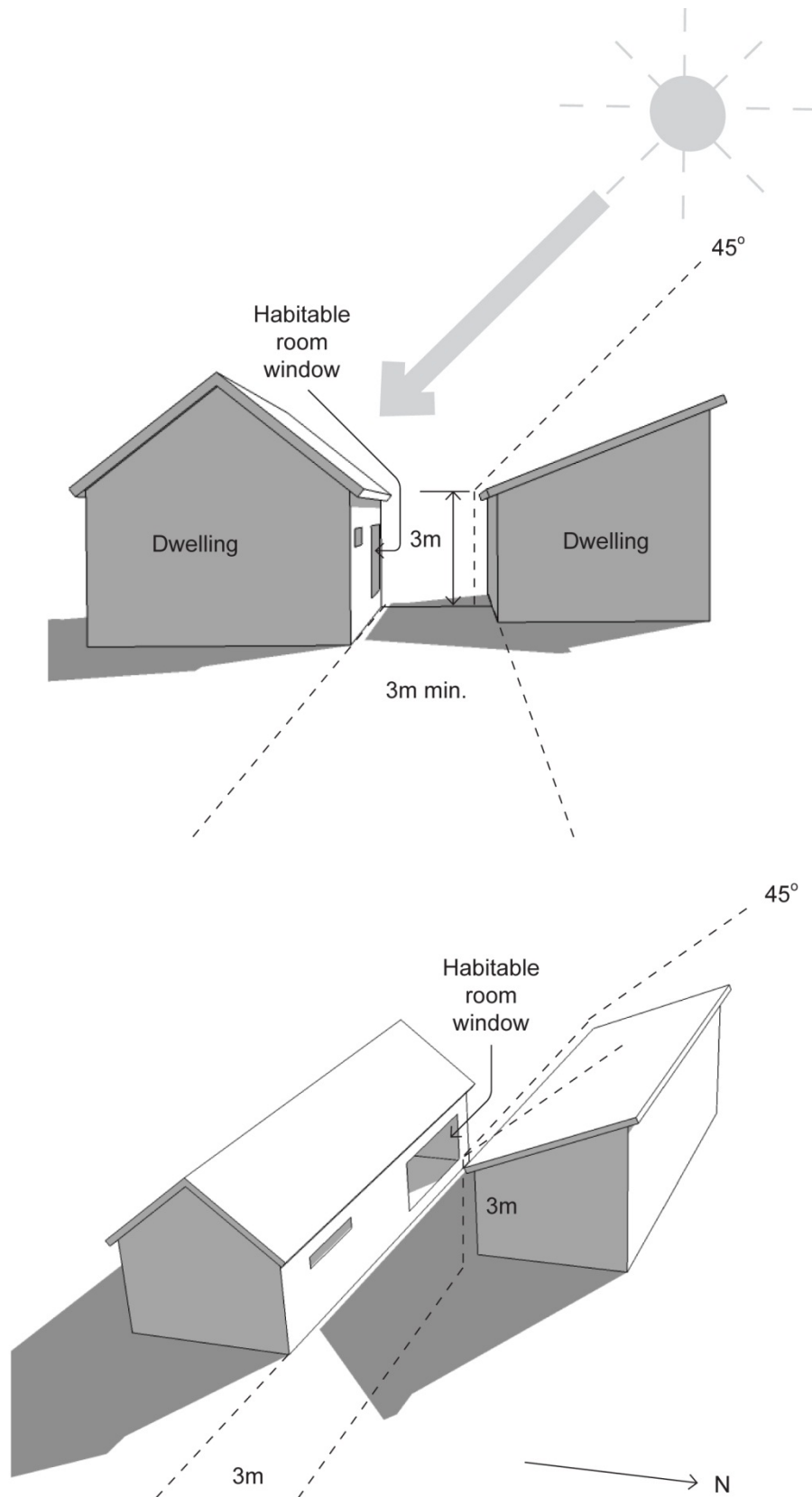
#### 10.4.4 Sunlight and overshadowing for all dwellings

<p>Objective: To provide:</p> <ul style="list-style-type: none"> <li>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and</li> <li>(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> <li>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> <li>(i) at a distance of 3 m from the window; and</li> <li>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> </li> <li>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21<sup>st</sup> June.</li> <li>(c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> <li>(i) an outbuilding with a</li> </ul> </li> </ul>	<p>P2 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>

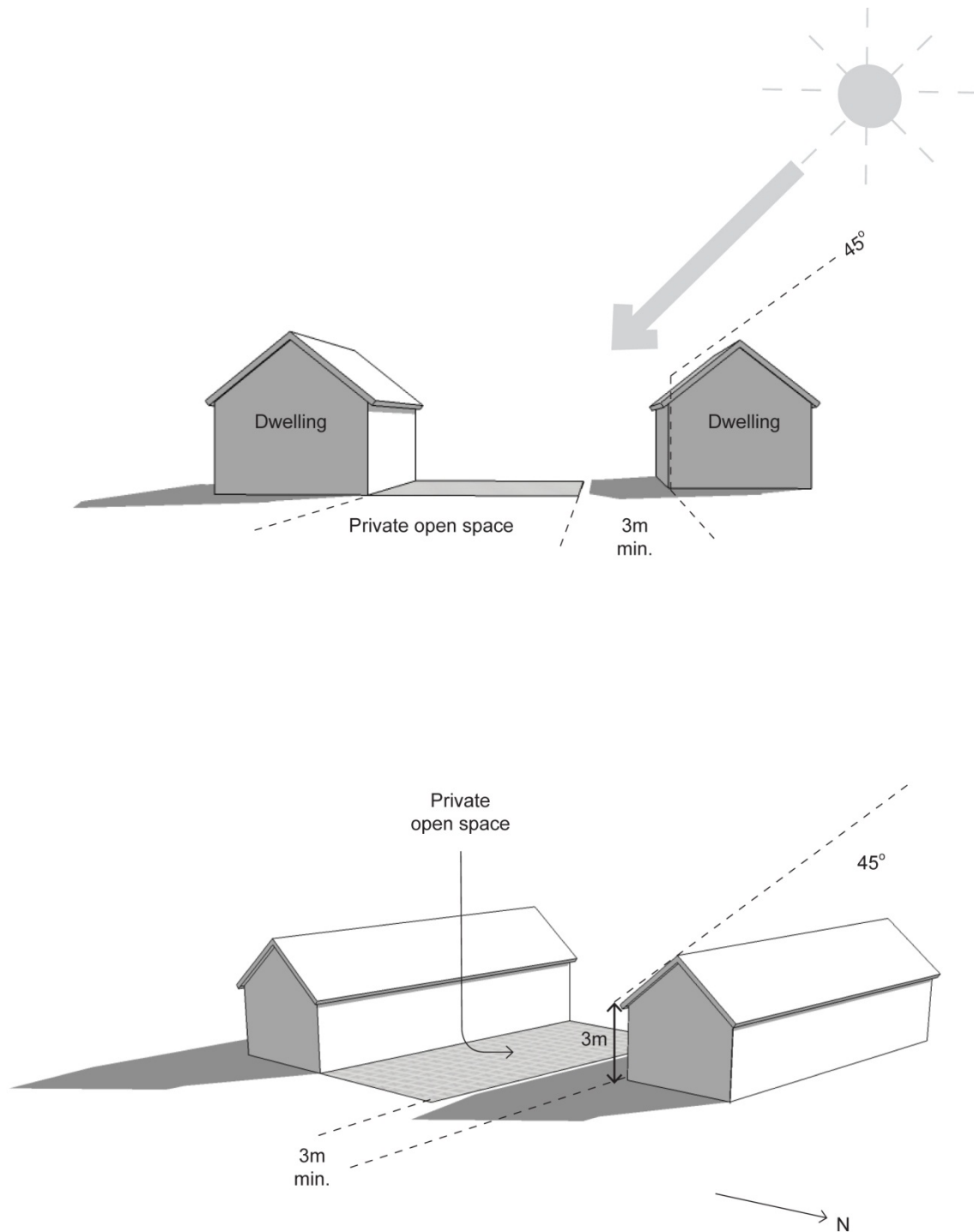
	<p>building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	
A3	<p>A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21<sup>st</sup> June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	<p>P3 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.</p>



**Diagram 10.4.4A.** Orientation of a window of a habitable room as specified in subclause 10.4.4 A1, A2 and P2.



**Diagram 10.4.4B.** Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by subclause 10.4.4 A2(a).



**Diagram 10.4.4C.** Separation from the private open space of another dwelling on the same site as required by subclause 10.4.4 A3(a).

#### 10.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.



#### 10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> <li>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and</li> <li>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and</li> <li>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> <li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li> <li>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</li> </ul> </li> </ul>	<p><b>P1</b> A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> <li>(a) a dwelling on an adjoining lot or its private open space; or</li> <li>(b) another dwelling on the same site or its private open space; or</li> <li>(c) an adjoining vacant residential lot.</li> </ul>
<p><b>A2</b> A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> <li>(a) The window or glazed door:</li> </ul>	<p><b>P2</b> A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) window or glazed door, to a</li> </ul>

<ul style="list-style-type: none"> <li>(i) is to have a setback of at least 3 m from a side boundary; and</li> <li>(ii) is to have a setback of at least 4 m from a rear boundary; and</li> <li>(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or</li> <li>(ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.</li> </ul>	<ul style="list-style-type: none"> <li>habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling; and</li> <li>(c) an adjoining vacant residential lot.</li> </ul>
<p><b>A3</b> A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p>	<p><b>P3</b> A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

<p>(a) 2.5 m; or</p> <p>(b) 1 m if:</p> <p>(i) it is separated by a screen of at least 1.7 m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.</p>	
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#### 10.4.7 Frontage fences for all dwellings

<p><b>Objective:</b> To control the height and transparency of frontage fences to:</p> <ul style="list-style-type: none"> <li>(a) provide adequate privacy and security for residents; and</li> <li>(b) allow the potential for mutual passive surveillance between the road and the dwelling; and</li> <li>(c) provide reasonably consistent height and transparency.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2 m if the fence is solid; or</li> <li>(b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</li> </ul>	<p><b>P1</b> A fence (including a free-standing wall) within 4.5 m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and</li> <li>(b) be compatible with the height and transparency of fences in the street, taking into account the: <ul style="list-style-type: none"> <li>(i) topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>

#### 10.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> <li>(i) has a setback of at least 4.5 m from a frontage; and</li> <li>(ii) is at least 5.5 m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.</li> </ul> </li> </ul>	<p>P1 A multiple dwelling development must provide storage, for waste and recycling bins, that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site; and</li> <li>(b) screened from the frontage and dwellings; and</li> <li>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</li> </ul>

## **Attachment 2**

### **Frontage setbacks from roads that apply to single and multiple dwellings in the General Residential Zone**

<b>Instrument</b>	<b>Road</b>	<b>Setback (m)</b>
Burnie Interim Planning Scheme 2013	Bass Highway	50
	Burnie Truck Route (Massey Greene Drive)	50
Central Coast Interim Planning Scheme 2013	Bass Highway	50
Circular Head Interim Planning Scheme 2013	Bass Highway	50
Devonport Interim Planning Scheme 2013	Bass Highway	50
Latrobe Interim Planning Scheme 2013	Bass Highway	50
Waratah-Wynyard Interim Planning Scheme 2013	Bass Highway	50
Break O'Day Interim Planning Scheme 2013	Talbot Street, Fingal	6
	Main Road, St Marys	6
	Scamander Avenue	6
	Tasman Highway (including streets through St Helens)	6
	St Helens Point Road	6
West Tamar Interim Planning Scheme 2013	Bald Hill Road, Trevallyn	6
	Bindaree Road, Riverside	6
	Brodribb Drive, Riverside	6
	Cormiston Road, Riverside	6
	Ecclestone Road, Riverside	6
	Eden Hills Drive, Riverside	6
	Freshwater Point Road, Legana	6
	Pitt Avenue, Trevallyn	6
	Pomona Road, Riverside	6
	Veulalee Road, Trevallyn	6
	West Tamar Highway	6
	Main Street, Exeter	6
	Weld Street, Beaconsfield	6
	Flinders Street, Beauty Point	6