

Residential Development

1. Introduction

General Housing and Ancillary Structures relate to the most common forms of residential development in the R1 General Residential zone; typically single dwellings, sheds and swimming pools. Ancillary development can also include other minor development types such as fencing. The development types identified within this section are those that should be ordinarily expected within residential areas. Likewise, this section also identifies the minimum standard for other key development standards such as utility provision, privacy and setback, among others.

2. Objectives

The objectives of these controls are:

- To ensure development of this kind is compatible with surrounding uses and streetscapes.
- To outline generic development types that should ordinarily be expected within residential areas,
- To ensure new developments have sufficient access to utility infrastructure.
- To ensure new developments do not adversely impact existing service and utility infrastructure.
- To manage the interface between development in residential zones and other zones.

3. Specific Development Controls

The following development controls apply to residential development.

Front Setbacks

Dwellings are to be setback a minimum of 6 metres from the front boundary, or in line with adjoining development, in the case of infill development.

All garages and carports are to be setback at least 6m from the front setback.

Side and Rear Setbacks

Dwellings, garages and carports are to be setback a minimum 0.9 metres from side boundaries and 3 metres from rear boundaries.

In the case of corner allotments, the minimum setback permitted from the secondary street frontage is 3m. Ancillary structures such as sheds and garages may be permitted closer to the secondary street setback in instances where they are constructed in the rear yard and consistent with any corresponding street setback line.

Building Envelopes

Applicants shall have regard to any building envelope that has been included in a relevant plan of subdivision.

Colours and Materials

Materials and colours selected for construction are to be non-reflective.

Privacy and Amenity

In the case of two storey dwellings, it is important to design and site the dwelling to minimise overlooking of adjoining properties. In order to improve visual and acoustic privacy careful consideration of the location of windows, balconies and outdoor entertaining areas is required.

Windows in a habitable room that are within 9 metres of, and allow an outlook to a window of a habitable room in the neighbour's house:

- are offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5metre, or
- have sill heights of at least 1.7 metres above floor level, or
- have fixed obscure glazing in any part of the window below 1.7 metres above floor level/

Windows should not directly overlook the adjoining properties' private open space.

Residents are required to retain and maintain any landscape planting included as a condition of development consent, for reasons of neighbour amenity.

Energy Efficiency and Sustainability

The following are principles that Council seeks to encourage in new building design:

- minimise windows along western facades
- the main living area and private open space is to achieve three hours of sunlight between 9.00am and 3.00pm on June 21

Fencing

Front Yards

- a fence to a height of 900mm and/or a hedge to a maximum height of 1.0m across the primary street frontage and along the side boundaries to a setback of 1.0m from the building façade. Refer across for corner lots.
- front fences shall enable outlook from buildings to the street for safety and surveillance
- the entrance to the dwelling shall be clearly identifiable.
- any landscaping is to be integrated into the fence design and contribute to the streetscape
- appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter.

Rear Yards

- Height of rear fences are a maximum allowable height of 1.8 m

Side Fences

- Height of side fences forward of the building line:
 - 0.9m for fences of "closed type" construction.
 - 1.2m for fences of "open type" construction.
- Height of side fences behind the building line:
 - 1.8m regardless of construction type.
- A height transition, of no longer than 3m is allowable forward of the building line.

Carports and Garages

Carports and garages should not dominate the front façade of the dwelling. To ensure this does not occur, carports and garages:

- Are not permitted within the building setback area.
 - Should not be located in front of the dwelling if <4,000m² lot.
- If in front of the dwelling, the carport/garage must be constructed to appear like part of the dwelling (for example, pitched roof and/or brick columns and/or cladding to match dwelling).

Swimming Pools

The following standards have therefore been put in place by Council to ensure minimal impact on adjoining land users:

- Where visible from a public place or road, details of screening are to be provided as part of the application.
- Any associated retaining walls or decks are not to exceed 1.0m above the natural surface level.
- Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a soundproof enclosure.

Site Facilities and Services

All sites shall be connected to Council's reticulated sewer system.

Electricity to a low-voltage standard as approved by the relevant energy authority.

Potable water, connected to a reticulated mains supply.

Clothes drying areas shall be provided to each lot in the rear yard.

Rainwater tanks may be required for BASIX purposes. Rainwater tanks must not be located within the front setback.

Where proposed subdivisions involve sites that are not serviced by water and sealed road infrastructure, applicants will be required to contribute to the cost of this infrastructure in accordance with the adopted relevant Developer Contributions Plan.

Dual Occupancies and Secondary Dwellings

The R1 General Residential zone, R5 Large Lot Residential zone, MU1 Mixed Use zone and RU5 Village zone permit Dual Occupancy and Secondary Dwellings with consent.

Dual occupancies and secondary dwellings involve two dwellings located on the same lot of land.

Dual occupancies and secondary dwellings shall be designed to respond to the development controls above, and to the controls contained within the Multi-Unit Housing Chapter of this DCP, including dwelling size, site area, site coverage, car parking, and private open space, to ensure privacy and amenity for both future and existing residents.

Development Adjoining Zone Boundaries

Where residential development is proposed on land that adjoins land with a different zoning (for example, RU1 Primary Production zone, E1 Local Centre zone, E3 Productivity Support, E4 General Industrial, MU1 Mixed Use, RE1 Public Recreation or RE2 Private Recreation), and/or adjoins existing development with different land uses, managing the interface of the two different zones/land uses forms a consideration in the development assessment process.

Council will seek that the management of the different zone/land use interface is considered as part of the Statement of Environmental Effects submitted with the Development Application/Complying Development.

Minimum different zone/land use boundary interface techniques should include:

- Siting dwellings at least 12 metres from rear boundaries adjacent to zones other than R1 General Residential zones or R5 Large Lot Residential zones, to provide separation.
- Siting ancillary developments such as sheds adjacent to uses other than residential to assist with separation of different land uses.
- Screening and privacy structures in the design of private open space areas to reduce the visual impact of adjoining non-residential development.
- Landscaping adjacent to boundaries to assist with screening of buildings.
- Council will consider supporting higher shed heights (3m or higher) to increase screening between residential land uses and other land uses

Note that new industrial and commercial developments are required to include separation and landscape screening as part of their development application, as well as consider building design and operational procedures, to manage the interface of their development with any adjoining residential development.

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Residential Development includes:

- *Bed and Breakfast Accommodation*
- *Bushfire Protection*
- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Dwelling houses (Second Hand)*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential Development*
- *Multi-Unit Housing*
- *Notification of Development Applications*
- *Rural Development*
- *Signage*
- *Subdivision*
- *Temporary Occupation of Land*
- *Village Development*