



RESIDENTIAL 1

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4.3.3 Residential 1 Planning Area Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the Residential 1 Planning Area:

- maintain and enhance the residential character and amenity of established residential neighbourhoods;
- ensure that the configuration of new residential areas is compatible with established residential neighbourhoods which are characterised by conventional residential housing;
- identify new areas intended for residential living and provide for a high level of residential amenity within the opportunities and constraints imposed by the land; and
- provide for the establishment of facilities to service the local community.

Applicability

This Code applies to self assessable and assessable development in the Residential 1 Planning Area for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.

For self-assessable development assessed against this Code, the applicable Acceptable Solutions is A4.1.

Self assessable development which does not comply with the Acceptable Solution as listed above, will require Code Assessment.



Elements of the Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	A1.1	Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.

Site Coverage – Other than a House

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P2	The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive ²⁷ .	A2.1	Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.

Building Setbacks – Other than a House

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P3	All Buildings are Setback to: <ul style="list-style-type: none"> maintain the character of residential neighbourhoods; and achieve separation from neighbouring Buildings and from Road Frontages²⁷. 	A3.1	Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi-Unit Housing outlined below in this Code.

Fencing

P4	Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	A4.1	Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.
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²⁷ For a House or an Outbuilding, the setbacks from road frontages and from side and rear boundaries and the site coverage are in accordance with the Standard Building Regulation.



Landscaping – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.</p>	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p style="text-align: center;">AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected and integrated with the development.</p>

Multi-Unit Housing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P6 In new residential areas, Multi-Unit Housing:</p> <ul style="list-style-type: none"> a. is limited to a small proportion of available lots (eg. 15% of the total number of new lots), with a preference for corner allotments; and b. is dispersed to ensure conventional residential detached Houses dominate the streetscape; and c. uses building forms (eg. development footprint, height, massing, positioning of garages to reduce their dominance, and architectural detail) that match or complement those of the established detached Houses in the area. 	<p>No Acceptable Solution.</p>



<p>P7 Multi-Unit Housing is sited and designed to complement the residential amenity of the area. A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m² of Site area and with a maximum of 3 Dwelling Units per Site area.</p>	<p>A7.1 Multi-Unit Housing establishes on a lot with a minimum area of 1000 m² and the lot has a minimum Frontage of 25 metres.</p> <p>A7.2 A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p> <p>A7.3 Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> • 40% for 1 Storey development; or • 35% for 2 Storey development. <p>A7.4 Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> • 6 metres to the Main Street Frontage • 4 metres to any secondary Road Frontage • 6 metres to the rear boundary • 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development. <p>A7.5 A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p style="text-align: center;">AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p style="text-align: center;">OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p>
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	<p>A7.6 Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p> <p>A7.7 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p style="text-align: center;">AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed.</p>
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Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.</p>	<p>A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p style="text-align: center;">OR</p> <p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>



Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p style="text-align: center;">AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>



<p>P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>
<p>P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>
<p>P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.</p>	<p>A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>

Sustainable Siting and Design of Houses on Sloping Sites

<p>PERFORMANCE CRITERIA</p>	<p>ACCEPTABLE SOLUTIONS</p>
<p>P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.</p>	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m² and is sited clear of the High Bank of any Watercourse.</p> <p>(The 800m² area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>
<p>P14 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.</p>	<p>A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.</p>



P15	The exterior finishes of a House complements the surrounding natural environment.	A15.1	The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.
P16	A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1	The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.