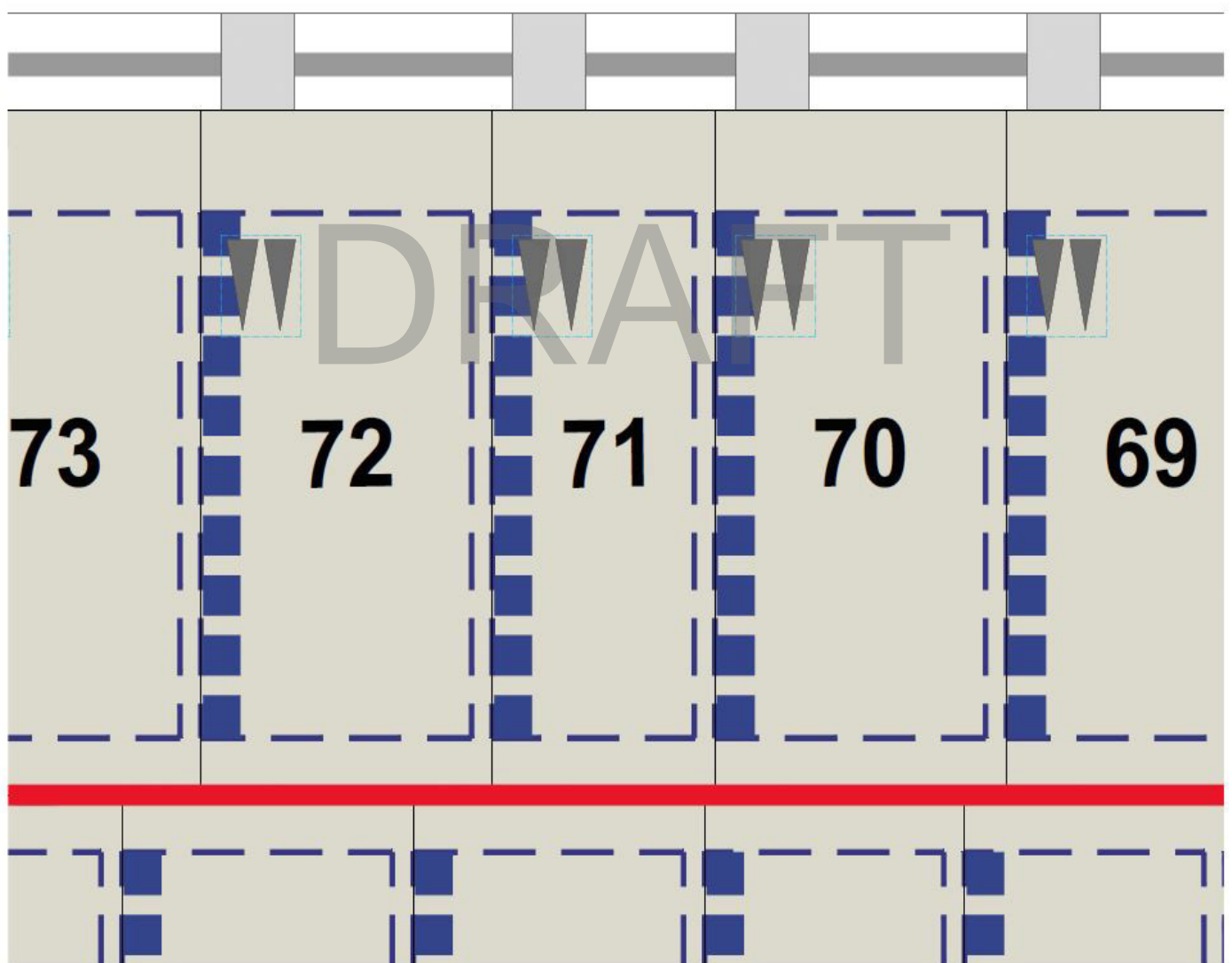


# HYDEBERRY BY MIRVAC

BUILDING ENVELOPE GUIDE - LOTS OVER 450m<sup>2</sup>

GARDNER ROAD, ROCHEDALE

FEBRUARY 2018



## HYDEBERRY ROCHEDALE BY MIRVAC

### BUILDING ENVELOPE GUIDE FOR LOTS 450M2 AND OVER

For the purposes of this guide, information has been extracted from the following sources:

- Hydeberry Brisbane City Council (BCC) Development Approval – A004645010 (Version 1, dated 3 November 2017)
- Dwelling House Code (Version 09.00/2018)
- Queensland Development Code (QDC) MP1.2 – Design and Siting Standard for Single Detached Housing – On Lots 450m<sup>2</sup> and Over (Dated 11 March 2010)

Please note there are different requirements for lots under 450m<sup>2</sup> and for lots 450m<sup>2</sup> and over.

The information provided within relates to lots 450m<sup>2</sup> and Over as shown on the Approved Plan of Development, reference BRSS7094.000-007 Rev A.

Please note the setback and site cover requirements for lots 450m<sup>2</sup> and over are set out in the QDC MP1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m<sup>2</sup> and over.

**DISCLAIMER: It is important to note that this is not an approved document from a local authority such as the Brisbane City Council or other legislative body and is intended to be used as a guide only. Mirvac recommends you liaise with a professional building certifier to determine if you can construct your desired home on a particular lot**

## 9.3.7 Dwelling house code

### 9.3.7.1 Application

- (1) This code applies to assessing a material change of use or building work if:
  - (a) accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), or an overlay (section 5.10); or
  - (b) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9) or an overlay (section 5.10); or
  - (c) impact assessable development for a dwelling house if not on a small lot or a use of a similar nature.
- (2) When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where a dwelling house on a small lot, the Dwelling house (small lot) code applies.

Note—Where the land is identified in an overlay such as the Bushfire overlay map, Flood overlay map, Landslide overlay map, Significant landscape trees overlay map or Waterway corridors overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding, are identified in the Flood overlay code.

Note—Where the site is located may be subject to a zone, zone precinct, neighbourhood plan or overlay, these may vary the outcomes identified in this code and to the extent that these vary, those outcomes prevail.

Note—Preliminary approvals or development approval for other aspects of development can vary the outcomes of this code and to the extent that these vary, those outcomes prevail.

Editor's note—Depositing or allowing sediment or other water contaminants to wash or move into roadways, stormwater pipes and waterways without taking appropriate steps to prevent this occurring, is a breach of the *Environmental Protection Act 1994*. Penalties apply including fines and prosecution. Additional information, including best practice guidelines for controlling stormwater pollution from building sites, can be found in the SEQ Healthy Waterways - Water by Design program's Erosion and Sediment Control factsheets.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

### 9.3.7.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development ensures that a dwelling house, including a habitable building on the site, is occupied by the same single household.

- (b) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
- (d) Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
- (e) Development ensures that the siting of a dwelling house and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
- (f) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominately:
  - (i) 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone.
  - (ii) 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

### 9.3.7.3 Performance outcomes and acceptable outcomes

**Table 9.3.7.3.A—Performance outcomes and acceptable outcomes**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b></p> <p>Development ensures that a building other than a dwelling house on the site:</p> <ul style="list-style-type: none"> <li>(a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site;</li> <li>(b) is smaller in size and scale than the dwelling house;</li> <li>(c) has the appearance of a building ancillary to the dwelling house;</li> <li>(d) is occupied by members of the same household who occupy the dwelling house.</li> </ul>	<p><b>AO1.1</b></p> <p>Development comprises not more than one dwelling house and one secondary dwelling, occupied by one household comprising:</p> <ul style="list-style-type: none"> <li>(a) 1 person maintaining a household; or</li> <li>(b) 2 or more persons related by blood, marriage or adoption; or</li> <li>(c) not more than 5 persons, not necessarily related by blood, marriage or adoption; or</li> <li>(d) not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2 adult persons who have care or control of them.</li> </ul>
	<p><b>AO1.2</b></p> <p>Any development for a secondary dwelling is:</p>

	<ul style="list-style-type: none"> <li>(a) a maximum of 80m<sup>2</sup> in gross floor area;</li> <li>(b) located within 20m of the dwelling house;</li> <li>(c) occupied by 1 or more members of the same household as the dwelling house.</li> </ul>
<p><b>PO2</b></p> <p>Development has a building height that:</p> <ul style="list-style-type: none"> <li>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</li> <li>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity;</li> <li>(c) contains a 3 storey component only where necessary to enable a predominately 2 storey dwelling to address the local circumstances of topography (refer to Figure a);</li> <li>(d) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</li> </ul> <p>Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p><b>AO2</b></p> <p>Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and:</p> <ul style="list-style-type: none"> <li>(a) 2 storeys; or</li> <li>(b) 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.</li> </ul> <p>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.</p>
<p><b>PO3</b></p> <p>Development has a building height that:</p> <ul style="list-style-type: none"> <li>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</li> <li>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</li> </ul> <p>Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p><b>AO3</b></p> <p>Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and:</p> <ul style="list-style-type: none"> <li>(a) 3 storeys; or</li> <li>(b) 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.</li> </ul> <p>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.</p>

<p><b>PO4</b></p> <p>Development ensures that residents' vehicles are accommodated on site.</p>	<p><b>A04</b></p> <p>Development provides a minimum number of on-site parking spaces comprising:</p> <ul style="list-style-type: none"> <li>(a) 1 car parking space for the dwelling house;</li> <li>(b) 1 car parking space for any secondary dwelling on the same site.</li> </ul>
<p><b>PO5</b></p> <p>Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.</p>	<p><b>A05</b></p> <p>Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>
<p><b>PO6</b></p> <p>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof- water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.</p>	<p><b>A06</b></p> <p>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof- water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>
<p><b>If for a site with an approved building envelope plan or development footprint plan</b></p>	
<p><b>PO7</b></p> <p>Development is sited to complement and be consistent with the form and character of the local area, having regards to:</p> <ul style="list-style-type: none"> <li>(a) values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure;</li> <li>(b) location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy;</li> <li>(c) the impact of slope.</li> </ul>	<p><b>A07</b></p> <p>Development has a footprint that fits entirely within the approved building envelope or development footprint plan.</p>
<p><b>If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan</b></p>	

<b>PO8</b> Development does not adversely impact on scenic features.	<b>A08</b> Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.
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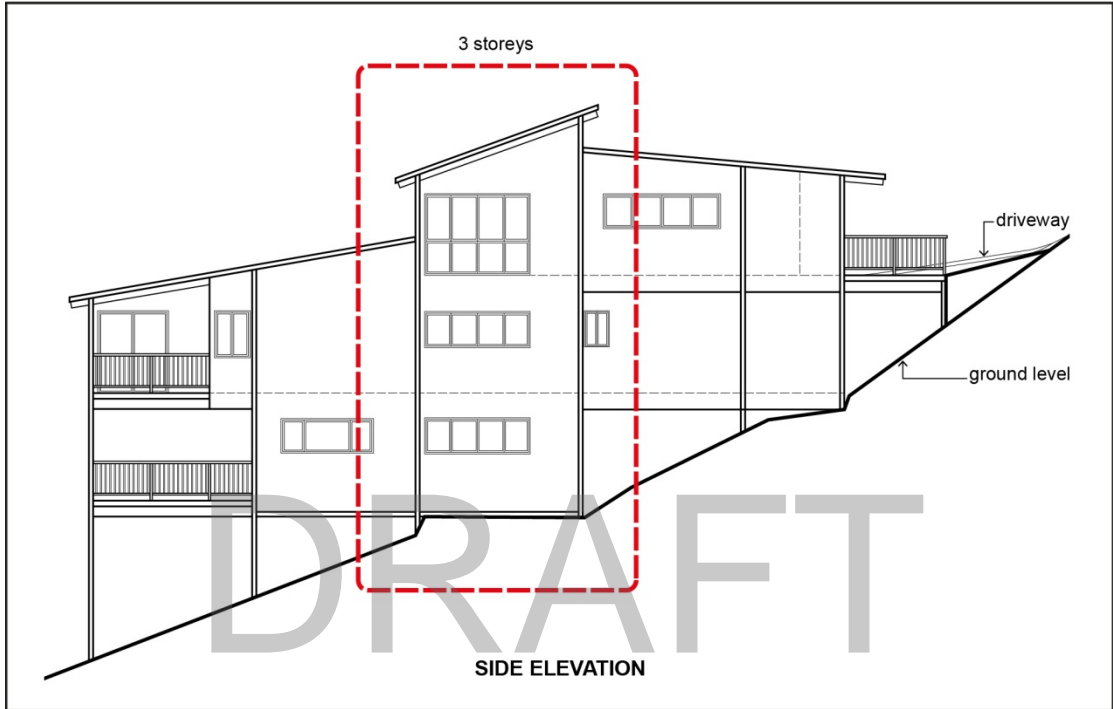


Figure a—Predominantly 2 storey dwelling addressing local circumstances of topography

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**MP 1.2 – DESIGN AND SITING STANDARD FOR SINGLE  
DETACHED HOUSING – ON LOTS 450M<sup>2</sup> AND OVER**

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## Purpose

To provide good residential design that promotes the efficient use of a *lot*, an acceptable amenity to residents, and to facilitate off street parking.

## Commencement

This version of MP1.2 commences on 26 March 2010 and replaces the part published on 16 November 2007.

## Application

MP 1.2 applies to new *building* work for single *detached dwellings* (Class 1) and associated Class 10 *buildings* and *structures* on *lots* 450m<sup>2</sup> and over in *area* including “*community title lots*” having only one *detached dwelling* on a *lot*.

MP 1.2 does not apply to:

- a) Development in an *urban development area*; or
- b) Except for swimming pools, structures less than 1m above natural ground

**Note 1** - Development in an *urban development area* must comply with the requirements of the land use plan for the area and guidelines issued by the Urban Land Development Authority

## Referral Agency

The Local Government is a concurrence agency as per items 19 and 21 in schedule 7, table 1 of the *Sustainable Planning Regulation 2009*.

## Associated Requirements

Compliance with this standard may not be the only requirement. Local Government planning schemes, local laws, State Acts and other IDAS codes may impose additional or alternative requirements.

## Referenced Standards

There are no Australian Standards referenced in this standard.

## Definitions

**Note 2** - Italicised words within the body of the text are defined.

**Acceptable solution** has the same meaning as Building solution in the Building Code of Australia – Volume 2.

**Area** means for enclosed spaces, the *area* including the outside wall; and for unenclosed spaces, the *area* is measured along a line 600mm in from the perimeter of the roof.

**Balcony** means any external platform, attached to and accessed from a *building* and 1 metre or more above adjacent finished ground level.

**Building** has the same meaning as in the *Building Act 1975*.

**Building height** means the vertical distance between the highest point of a *building*, excluding any antennae, chimney or flues, and the natural ground surface vertically below that point.

**Carport** means a class 10a *building*, other than a *garage*, providing covered vehicular parking.

**Note 3** - Also refer to *open carport* and *garage*.

**Community Title** refers to title created by subdivision of land by way of a standard format plan of a *community title* scheme given under the provisions of the *Body Corporate and Community Management Act 1997* (BCCM Act).

**Depth of a lot** means either the dimension at right angles to the *road* boundary or the average of the relevant dimensions at right angles to an irregular *road* boundary.

**Detached dwelling** means a single dwelling not attached to another dwelling and on an individual *lot*.

**Frontage** means the *road* alignment of a *lot*.

**Garage** means an enclosed class 10a *building*, providing covered vehicular parking.

**Habitable** room has the same meaning as in the Building Code of Australia.

**Height** of a *building* or *structure* at any point for the purpose of determining its *setback* from a boundary means the vertical distance between the *outermost projection* and the natural ground.

**Note 4** - Refer also to *mean height* and *building height*.

**Lot** means a separate, distinct parcel of land on which a *building* is to be built, or is built.

**Mean height**, of a *building* or *structure*, means the vertical *height* worked out by dividing –

- (a) the total elevational *area* of the wall of a *building* or *structure* facing the boundary; by
- (b) the horizontal length of the *building* or *structure* facing the boundary.

**Natural ground surface**, for a *lot*, means -

- (a) the ground level of the *lot* on the day the first plan of survey showing the *lot* was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface as determined by the building certifier.

**Nominated road frontage** means the *road frontage* nominated by the Local Government for the *area*.

**Open Carport** means a *carport* with –

- (a) two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500mm from another *building* or a side or rear allotment boundary; and
- (b) not less than one-third of its perimeter open.

**Outermost projection** means the *outermost projection* of any part of a *building* or *structure* including, in the case of a roof, the outside face of the fascia, or the roof *structure* where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.

**Performance Criteria** has the same meaning as “performance requirement” in the Building Code of Australia – Volume 2.

**Rear boundary clearance**, refer to *side and rear boundary clearance*.

**Road** means –

- (a) an *area* of land dedicated to public use as a *road*; or
- (b) an *area* open to , or used by, the public and developed for, or has, as 1 of its main uses, the driving or riding of motor vehicles; and
- (c) does not include a pedestrian or bicycle path.

**Road boundary clearance**, for a *building* or *structure* on a *lot* means the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot* adjacent to the *road*.

**Setback** means

- (a) for a *building* or *structure* other than a swimming pool, the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*.
- (b) for a swimming pool, the shortest distance measured horizontally from the water’s edge to the vertical projection of a boundary of the *lot*.

**Side and rear boundary clearance** means:

- (a) for a *building* or *structure* other than a swimming pool, the shortest distance measured horizontally from the *outermost projection* of the *building* or *structure* to the vertical projection of the boundary of the *lot*.

(b) for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the *lot*.

**Slope** means the gradient of the natural ground of a *lot* measured across a 20m x 20m *area* over the *building* location, or where the *lot* is less than 20m wide – 20m x width of *lot*.

**Structure** has the same meaning as in the Building Act 1975.

**Urban development area** has the same meaning as that given in the *Urban Land Development Authority Act 2007*.

**Window** has the same meaning as in the Building Code of Australia.

**Window/Balcony Screen** means a translucent, perforated or slatted barrier, including a fence, constructed of durable material and having –

(a) if perforated -

- (i) a maximum 25% openings; and
- (ii) each opening not more than 50mm square; or

(b) if slatted or louvred -

- (i) a maximum of 25% opening with clear vision at 90° to the plane of the window; and
- (ii) each opening not more than 50mm clear vision at 90° to the plane of the window.

ELEMENT 1- DESIGN AND SITING OF *BUILDINGS AND STRUCTURES*

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***Buildings and Structures***

**P1** The location of a *building* or *structure* facilitates an acceptable streetscape, appropriate for –

- (a) the bulk of the *building* or *structure*; and
- (b) the *road* boundary setbacks of neighbouring *buildings* or *structures*; and
- (c) the outlook and views of neighbouring residents; and
- (d) nuisance and safety to the public.

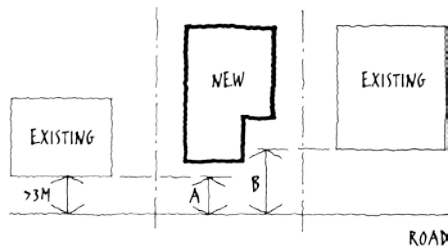
**A1** (a) For a *detached dwelling*, *garage* or a *carport* the minimum *road setback* is –

- (i) 6m; or
- (ii) where there are existing *detached dwellings* on both adjoining *lots* and at least one of the *detached dwellings* is *setback* from the *road* between 3m and 6m, and the difference between their *road setbacks* is-

(A) not more than 2m- a distance between the two *buildings* (**Figure 1**); or

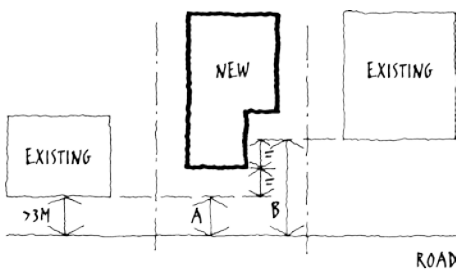
(B) more than 2m- the average of the *road setbacks* of the adjacent *buildings* (**Figure 2**); and

**Figure 1**



WHERE B LESS A IS NOT MORE THAN 2M  
SETBACK = ANY DISTANCE BETWEEN A AND B

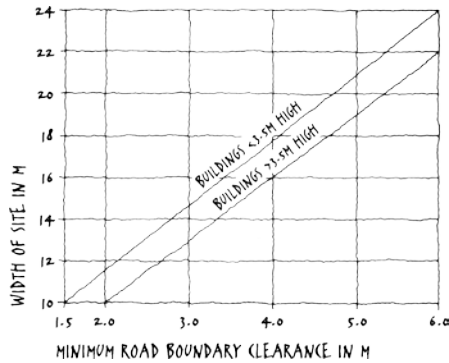
**Figure 2**



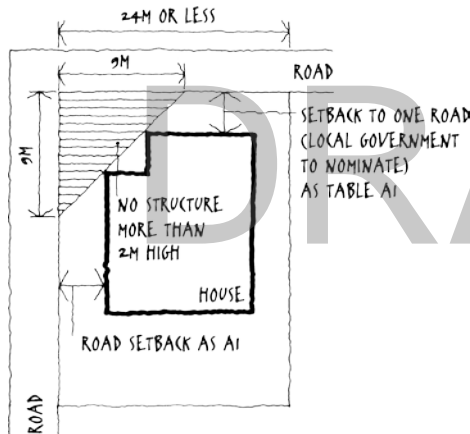
WHERE B LESS A IS 2M OR MORE  
SETBACK = AVERAGE DISTANCE BETWEEN A AND B

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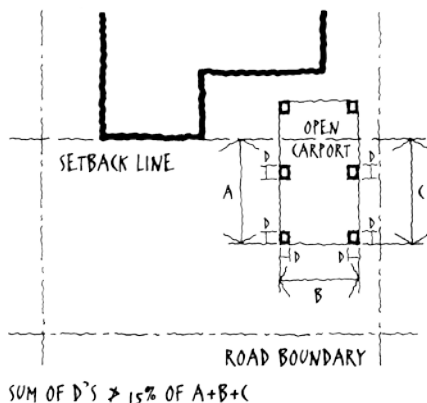
**Table A1**



**Figure 3**



**Figure 4**



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(b) For a corner lot, the minimum road setbacks are-

- (i) as for A1(a)(i); or
- (ii) where the lot has an average depth of 24 m or less –

(A) for the nominated road frontage – as in Table A1; and

(B) for the other road frontage - as for A1(a)(i); and

(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure 3).

(c) For open carports, the minimum road setback may be less than required by A(i)(a) if –

- (i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure 4); and

(ii) there is no alternative on-site location for a garage or carport that –

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- (A) complies with A(i)(a); and
  - (B) will allow vehicular access having a minimum width of 2.5m; and
  - (C) has a maximum gradient of 1 in 5.
- (d) For **structures** the minimum *road setbacks* are as for A1(a),(b), and (c) except for –
- (i) **swimming pools**, where the minimum distance from the water to the *road frontage* is –
    - (A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or
    - (B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the *road frontage* and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and
  - (ii) **screens, fences, retaining walls or a combination of screens, fences or retaining walls** not more than 2m in *height*; and

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**P2** *Buildings and structures–*

- (a) provide adequate daylight and ventilation to *habitable* rooms; and
- (b) allow adequate light and ventilation to *habitable* rooms of *buildings* on adjoining *lots*.
- (c) do not adversely impact on the amenity and privacy of residents on adjoining *lots*.

**A2** (a) The **side and rear boundary clearance** for a part of the *building or structure* is –

- (i) where the *height* of that part is 4.5m or less - 1.5m; and
- (ii) where the *height* of that part is greater than 4.5m but not more than 7.5m - 2m; and
- (iii) where the *height* is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.

(b) For a rectangular or near rectangular **narrow lot** with a 15m or less *frontage*, the minimum side and rear *setbacks* for that part are –

- (i) where the *height* is not more than 7.5m – in accordance with **Table A2**; and
- (ii) where the *height* is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the *height* exceeds 7.5m.

(c) **Structures** may be exempted from A2 (a) and (b) where –

- (i) the *structure* is not a deck, patio, pergola,

**Table A2**

Road <i>Frontage</i> in metres	Side and Rear Boundary Clearances <i>Height</i> in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000



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verandah, gazebo or the like other than one permitted under A2 (c) (v)

(ii) the *structure* is not used for entertainment, recreational purposes or the like

(iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in *height* or

(iv) a rainwater tank, including any supporting *structure* such as a stand, is not more than 2.4m high.

(v) subject to (ii), it is a pergola or other *structure* which is-

(A) not enclosed by walls or roofed; and

(B) not more than 2.4m in *height* at the boundary; and

(C) primarily ornamental or for horticultural purposes.

(d) Subject to A2(c), **class 10a buildings** or parts may be within the boundary clearances nominated in A2(a) and (b) where –

(i) the *height* of a part within the boundary clearance is not more than 4.5m and has a *mean height* of not more than 3.5m; and

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	<ul style="list-style-type: none"> <li>(ii) the total length of all <i>buildings</i> or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and</li> <li>(iii) the class 10a <i>buildings</i> or parts within the boundary clearance are located no closer than 1.5m to a required <i>window</i> in a <i>habitable</i> room of an adjoining dwelling.</li> <li>(e) <b>Swimming pools</b> may be within the boundary clearances nominated in A2(a) and (b) where -             <ul style="list-style-type: none"> <li>(ii) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and</li> <li>(ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.</li> </ul> </li> </ul>
<p><b>P3</b> Adequate open space is provided for recreation, service facilities and landscaping.</p>	<p><b>A3</b> The maximum <b>area</b> covered by all <i>buildings</i> and <i>structures</i> roofed with impervious materials, does not exceed 50% of the <i>lot area</i>.</p>
<p><b>P4</b> The <i>height</i> of a <i>building</i> is not to unduly –</p> <ul style="list-style-type: none"> <li>(a) overshadow adjoining houses; and</li> <li>(b) obstruct the outlook from</li> </ul>	<p><b>A4</b> For <i>lot slopes</i> -</p> <ul style="list-style-type: none"> <li>(a) up to 15%, the <b>building height</b> is not more than 8.5m; and</li> <li>(b) of 15% or more, the <i>building</i></li> </ul>

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adjoining lots.

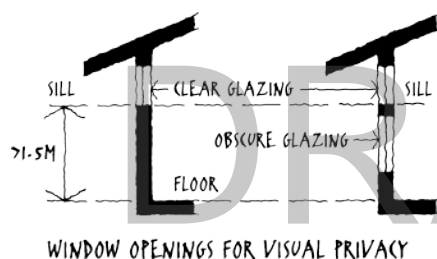
height is not more than 10m.

**P5** Buildings are sited and designed to provide adequate visual privacy for neighbours.

**A5** Where the distance separating a window or balcony of a detached dwelling from the side or rear boundary is less than 1.5 m –

- (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
- (b) a window has a sill height more than 1.5m above the adjacent floor level, or
- (c) a window has obscure glazing below 1.5m (**Figure 5**).

**Figure 5**



**P6** The location of a building or structure facilitates normal building maintenance.

**A6** A wall is –

- (a) set back a minimum of 750mm from the side or rear boundary; or
- (b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting.

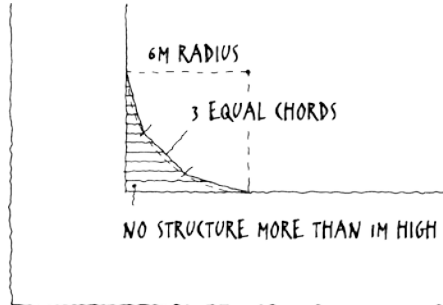
**P7** The size and location of structures on corner sites provide for adequate sight lines.

**A7** Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (**Figure 6**).

**Figure 6**

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ELEMENT 2- SPACE FOR ON-SITE CAR PARKING

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<p><b>P8</b> Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –</p> <ul style="list-style-type: none"> <li>(a) the availability of public transport; and</li> <li>(b) the availability of on-street parking; and</li> <li>(c) the desirability of on-street parking in respect to the streetscape; and</li> <li>(d) the residents likelihood to have or need a vehicle.</li> </ul>	<p><b>A8</b> For each <i>detached dwelling</i>, space is provided for parking two vehicles on the <i>lot</i> and the space has –</p> <ul style="list-style-type: none"> <li>(a) minimum dimensions as follows: <ul style="list-style-type: none"> <li>(i) for a <b>single uncovered</b> parking space- 4.9m by 2.6m wide; and</li> <li>(ii) for a <b>single covered</b> parking space- 5m by 3m wide; and</li> <li>(iii) for a <b>double covered</b> parking space 5 by 5.5m wide; and</li> <li>(iv) for a <b>single garage</b>- 6m by 3m wide internally; and</li> <li>(v) for a <b>double garage</b>- 6m by 5.7m wide internally.</li> </ul> </li> <li>(b) Car parking spaces may be in tandem, provided one space is behind the <i>road setback</i> required under Element 1(<b>Figure 7</b>).</li> </ul>

Figure 7

