

## **ATTACHMENT 1**

### **Division 1 Requirements for complying development under this code: Clauses 3.1 to 3.5**

The intent of Division 1 of the new Housing Code is to:

- set out the types of developments that can and cannot be determined as complying development under the Housing Code;
- provide guidance on understanding the difference between lot types, including standards lots, corner lots, parallel lots and battle-axe lots ;
- establish which development standards apply to each development type; and
- outlines development standards for development on bushfire prone land and on flood control lots.

### **Division 2 New dwelling houses and attached ancillary development: Clauses 3.6 to 3.17**

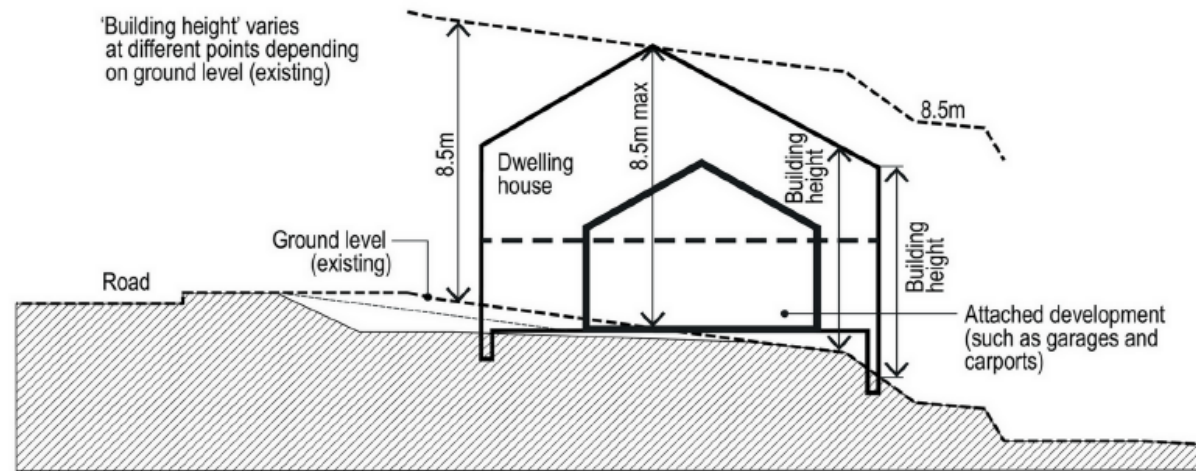
#### **Subdivision 1: Primary development standards**

The intent of the Primary Development standards for new dwelling houses is to establish the permitted envelope for dwelling houses and attached ancillary development. The wording has been simplified and diagrams have been included to clarify clauses. These standards include:

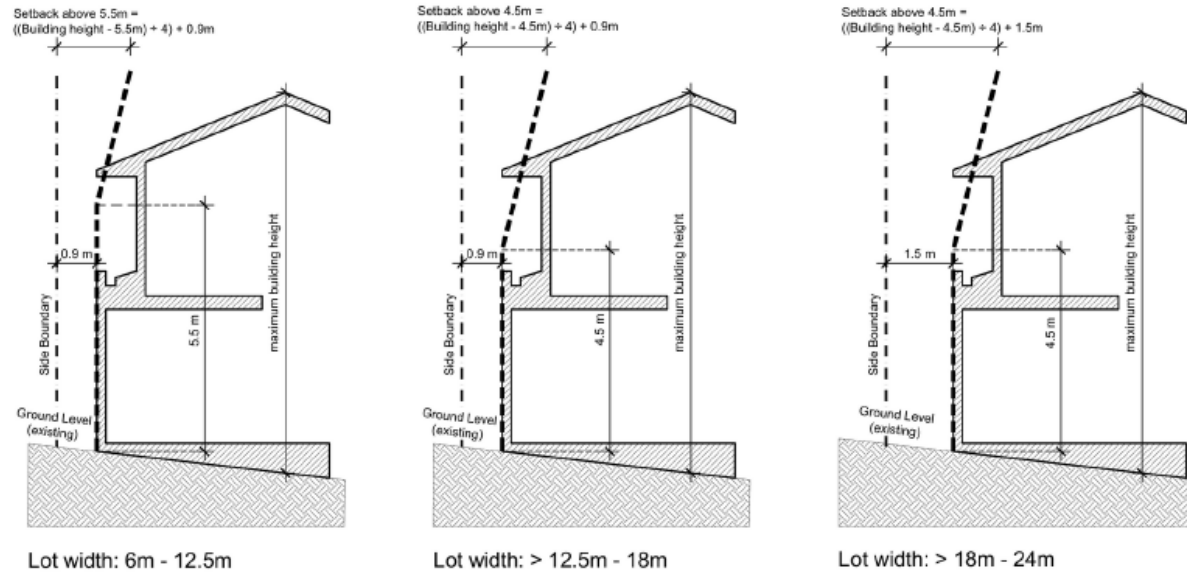
- Maximum building height - which limits the height of dwelling houses to 8.5m
- Maximum gross floor area - sets the maximum gross floor area for all buildings on the lot dependent upon the overall lot area.
- Minimum landscaped area - works alongside maximum gross floor area to limit the developable area and provide for soft landscaping to be distributed between front and rear.
- Setbacks - determine the required setback from roads and neighbouring development and are organised by lot type.

Examples of diagrams included in Subdivision 1 include:

**Example for clause 3.6:**



#### Example for clause 3.9 (4):

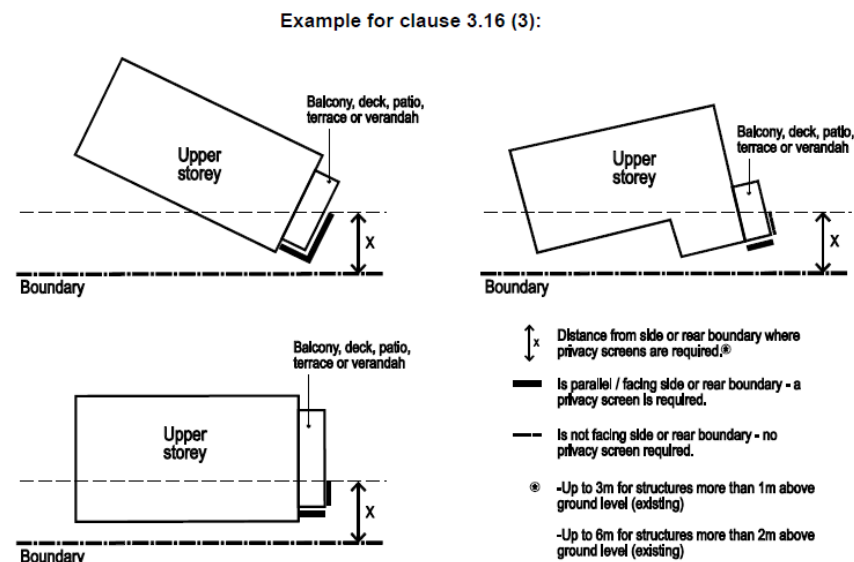
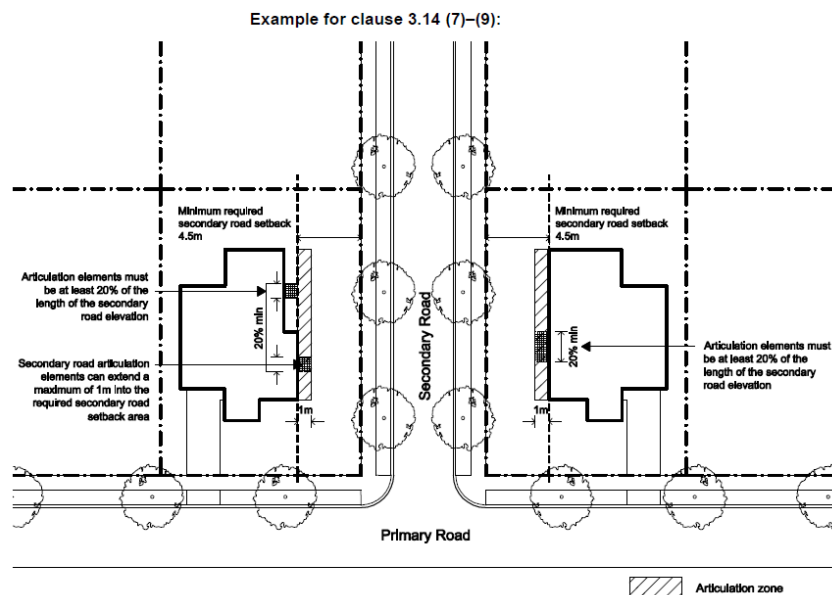


### Subdivision 2: Secondary development standards

The intent of the Secondary development standards is to establish standards for design and appearance of new dwellings houses and attached ancillary development. These development standards ensure the design of the dwelling house is responsive to the surrounding environment and include:

- Building design - requires that dwelling houses present to street frontages;
- Attached balconies, decks, terraces and verandahs - provides a maximum floor area and setbacks from side and rear boundaries for balconies, decks, terraces, and verandahs, to prevent overlooking and amenity impacts to the neighbouring property;
- Privacy - limits the impacts of windows and balconies, deck, terraces and patios on the privacy of neighbours; and
- Car parking - sets the standards for car parking and vehicle access and limits the visual impacts of garages.

Examples of diagrams included in Subdivision 2 include:



## **Division 3 Alterations and Additions to dwelling houses and attached ancillary development: Clause 3.18 to 3.29**

### **Subdivision 1 Primary development standards for alterations and additions**

The intent of the Primary Development standards for alterations and additions is to establish the permitted envelope for developments. The development standards are repeated from Division 2 so that all Primary Development standards that relate to alterations and additions to existing dwellings can be found in the one place.

### **Subdivision 2 Secondary development standards for alterations and additions**

The intent of the Secondary Development standards is to establish standards for design and appearance for alterations and additions, to ensure the design is responsive to the surrounding environment. The development standards are repeated from Division 2 so that all Secondary Development standards that relate to alterations and additions to existing dwellings can be found in the one place.

## **Division 4 Detached development: Clauses 3.30 to 3.38**

### **Subdivision 1 Primary development standards for detached development**

The intent of the Primary Development standards for detached development is to establish the permitted envelope for all development on a lot and have been limited to the maximum gross floor area and the minimum landscaped area. These development standards are repeated from Division 2 so that all Primary Development standards that relate to detached development can be found in the one place.

### **Subdivision 2 Secondary development standards for detached development**

The intent of the Secondary Development standards is to establish standards for design and appearance for different types of detached developments, including:

- cabanas, cubby houses, ferneries, garden sheds, gazebos and greenhouses;
- detached garages and carports;
- detached decks, patios, pergolas, terraces and verandahs;
- detached studios;
- swimming pools and fences.

The intent of the Secondary Development standards for detached development is to establish the permitted envelope for these types of development. The wording has been simplified and diagrams have been included to clarify clauses. These standards include:

- Maximum building height - which limits the height of 4.5m (6m if a detached studio is within 0.9m of a lane and above a garage);
- Maximum gross floor area - sets the maximum gross floor area for the detached development;
- Minimum landscaped area - works alongside maximum gross floor area to limit the developable area and provide for soft landscaping to be distributed between front and rear.
- Setbacks - determine the required setback from roads and neighbouring developments.
- Car parking - sets the standards for car parking and vehicle access and limits the visual impacts of garages.
- Privacy - limits the impacts of windows and balconies, deck, terraces and patios on the privacy of neighbours;

- Swimming pools – sets standards for the development of a swimming pool to limit impacts to neighbouring properties; and
- Fences – sets controls for fences as complying development, including location and height.

#### **Division 5 Tertiary development standards: Clauses 3.39 to 3.43**

The intent of the Tertiary Development standards is to establish standards for key development issues. These standards are proposed to apply to all development types permitted under the new Housing Code and include:

- Earthworks, retaining walls and structural support – sets maximum limits for excavation and fill to protect the stability of the land and limit impacts to neighbouring properties;
- Drainage – sets controls to manage stormwater drainage for new developments;
- Protecting adjoining walls – protects the structural integrity of adjoining buildings on neighbouring properties;
- Protected trees – to retain protected trees and identify when trees can be removed or pruned for new developments;
- Conditions for complying development – to require that standard complying development conditions apply to all complying development certificates.