



Information Sheet

7. Residential uses code

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate primarily to residential uses such as multiple dwellings (flats, units), dual occupancies (duplexes), tourist accommodation, boarding houses, relocatable home parks and aged care facilities.

All proposed changes below occur in Part 9 of the planning scheme.

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Key changes include the following:

Windows fronting streets and parks

The planning scheme contains a requirement that dual occupancies (or duplexes) and multiple dwellings (flats, units etc) have one window of at least 1m² that overlooks public spaces (i.e. the street or a park) for casual surveillance and amenity purposes. Proposed changes clarify that multiple windows can be used cumulatively equalling 1m² rather than a single window.

Shared driveway setbacks

The planning scheme has a requirement that shared driveways for dwellings cannot be located within three (3) metres of a side boundary. The changes proposed clarify this requirement and allow a reduced setback to within one (1) metre of a side boundary where the development includes a dwelling with an entrance and habitable room at ground level. Additionally, a requirement is proposed to provide a landscaped strip between the driveway and the side boundary.

Requirements for walls

Expanses of blank walls in residential developments (particularly flats or units) can be visually obtrusive. The proposed changes include additional guidance to ensure visual interest and architectural variation to avoid these impacts.

Waste management for higher density residential uses

The planning scheme contains requirements for the placement and size of garbage bin areas for higher density residential uses. Proposed changes clarify that when a common bin storage area is required (in lieu of individual bins for each unit) the enclosure must comply with requirements in Planning Scheme Policy - Waste.

Residential uses in the rural zone

Tourist parks and short-term accommodation are uses anticipated in the rural zone however the planning scheme does not include standards for carparking and front landscaping. The proposed changes clarify these requirements.

Private open space and road noise

The planning scheme contains requirements regarding the size, dimension and location of private open space for dual occupancies (duplexes) and higher density residential developments. Changes are proposed which clarify and supplement the existing requirements as they relate to traffic noise and the location of private open space. This includes new requirements for screening, setbacks and landscaping.

Residential development and the streetscape

The planning scheme contains requirements that aim to connect and relate higher density residential developments to the street for safety, convenience and visual amenity purposes. The proposed changes clarify that residential developments should not include high fences or walls that segregate or visually disconnect developments from the street and surrounding neighbourhood.

Requirements for driveways - higher density residential uses

The planning scheme identifies a minimum driveway crossover width of 5.5m for shared driveways for higher density development. Proposed changes include making 5.5m the maximum width for a shared driveway for such developments.

Planning the development of larger residential blocks

When developing larger lots (6000m² or greater) for residential purposes it is important that the development is designed to take account of the services, facilities and road and pedestrian network of the existing neighbourhood and any existing or proposed developments in the immediate vicinity. The proposed changes introduce a requirement for an Integration plan for such developments that will illustrate the connections to the street, pedestrian and open space networks and land use considerations at lot boundaries.

Location of storage areas

Including sufficient space for storage is important when designing new housing (particularly flats/units). This space is necessary to support personal, recreational and vocational pursuits. The proposed changes include the addition of a minimum dimension of 0.5m in all directions for the minimum storage area of 8m³ required for each dwelling. Changes also clarify that storage areas do not include areas like wardrobes in bedrooms or kitchen cupboards and areas cannot be located in the front setback.

Front landscaping requirements

The planning scheme contains requirements for a landscaped strip (1m or 2m wide depending on location) for residential development. The changes proposed clarify that the landscaped strip is required along the entire length of the frontage, excluding those areas required for site access purposes. A note also clarifies that the purpose of the strip is to enhance the streetscape and character of an area and contribute to a pleasant and safe environment.

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