

Division 24 Infill Housing Code

24.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Infill Housing Code are the following:-
 - (a) Identified residential **sub-precincts** are redeveloped with appropriately designed and sited **infill housing**;
 - (b) A high standard of living is provided for residents of the **infill housing** developments through appropriate design;
 - (c) The existing amenity of the surrounding area is maintained.

24.2 Compliance with the Infill Housing Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.24 – Assessment Criteria for Assessable Development* contained in Section 24.4 complies with the Infill Housing Code.

24.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Building Height and Site Coverage
- (2) Setbacks
- (3) Car Parking
- (4) Building Form and Appearance
- (5) Private Open Space
- (6) Landscaping
- (7) Privacy
- (8) Reconfiguring of Lots

24.4 Development Requirements Table

Table 6.1.24: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Building Height and Site Coverage	
SO 1 Building size and bulk is consistent with the surrounding area.	PS 1.1 Buildings are a maximum of 2 storeys in height above natural ground surface . AND PS 1.2 The building footprint does not exceed 50% of the site area.
Setbacks	
SO 2 The setback from the road alignment is sufficient to provide:- (1) screening, (2) noise attenuation from the street; and (3) safety from traffic hazards.	PS 2.1 The minimum acceptable set back from the road frontage is 3m except to the face of a garage or car port, where the minimum set back is 4.5m for double garages or 6m for a single garage. For purposes of this provision, the property boundary is taken to be the probable future land acquisition line identified in Acceptable Solutions AS 1.1 and AS 1.2 of the Setbacks Code or notified by Gazette notice. AND PS 2.2 Where garages or car ports do not face the street in accordance with PS 7.1, the minimum distance between the garage and car port and side boundary fence shall be 6m. AND PS 2.3 One side boundary is designated as a mandatory built to boundary on the small lot plan unless the design of the houses on each allotment demonstrates that a built to boundary wall is not required. The boundary between the two newly created allotments can be designated as an optional built to boundary , where one of the allotments is a rear access allotment.

Specific Outcomes for Assessable Development	Probable Solutions
SO 3 Backyard private open space areas are not visually dominated by surrounding building bulk.	PS 3.1 <i>For rear allotments</i> , the building is set back 3m from the rear boundary. AND PS 3.2 Buildings do not encroach closer than 1.5m from any boundary unless the boundary is designated as being suitable for a built to boundary wall.
Car Parking	
SO 4 Vehicle parking and access is sufficient, safe and convenient for residents and visitors.	PS 4.1 Sufficient space is provided on each residential lot for the parking of at least 2 vehicles. At least one of the spaces is roofed. The other space/s may be in front of the roofed parking space. AND PS 4.2 Cars are able to be driven into and out of both separate properties in a forward gear.
Building Form and Appearance	
SO 5 Buildings are:- (1) designed to suit the size, shape and orientation of the allotment; and (2) compatible with the surrounding area.	PS 5.1 The existing <i>detached house</i> on the property is removed and replaced by two <i>detached houses</i> of complimentary style. The new <i>detached houses</i> are to be designed to avoid identical features and appearance in the streetscape. OR PS 5.2 The second <i>detached house</i> is designed to be compatible with the retained existing <i>detached house</i> on the <i>site</i> using complimentary building materials and finishes. The existing <i>detached house</i> is to be fully refurbished, both internally and externally, at the same time as the second <i>detached house</i> is being constructed.
SO 6 The amenity of the adjoining properties is not affected by the length, height and nature of built to boundary walls.	PS 6 Ground floor built to boundary walls do not contain windows or openings and are limited to:- (1) two lot boundaries, including one side boundary and the boundary between the two subdivided allotments when a rear lot is created; and (2) a maximum height of 3.5m; and (3) a total length of 15m.
SO 7 The streetscape of the surrounding area is enhanced by the redevelopment of the <i>site</i> .	PS 7.1 Where reconfiguring of the original lot results in a rear access lot: (1) access to the two <i>detached houses</i> is via one driveway only; and (2) garages, car ports or parking areas do not face the street, or are not located between the street and the main living areas of the <i>detached house</i> . AND PS 7.2 A 2m wide landscape buffer strip is provided and maintained between the <i>detached house</i> and the street.
SO 8 Fencing and walls: (1) contribute to the proposal's interface with the street; (2) contribute to safety and surveillance; (3) enable the use of private open space abutting the street; (4) provide an acoustic barrier for traffic noise; and (5) contribute to highlighting entrances.	PS 8.1 Height of fences/walls on side or rear boundaries does not exceed 2m behind the building setback or if forward of the building setback, 1.2m. If private open space is located between the <i>detached house</i> and the road reserve, higher fencing may be used in conjunction with landscaping to ensure the streetscape is not dominated by high fences or walls. AND PS 8.2 High fences may be located on road frontages where acoustic barriers are required to attenuate external noise sources. Any acoustic barriers are to be constructed in conjunction with landscaping to ensure the streetscape is not dominated by high blank fences or walls. AND PS 8.3 All fences and walls are constructed at the same time as the development of the <i>site</i> .

Specific Outcomes for Assessable Development	Probable Solutions
Private Open Space	
<p>SO 9 The <i>detached house</i> is provided with sufficient private open space for the occupants recreation, clothes drying and storage needs.</p>	<p>PS 9.1 Buildings are located to maximise the utility, shape and size of private open space areas by providing at least 1 private open space area on each allotment that:-</p> <ol style="list-style-type: none"> (1) is linked directly by means of a door to the living room or dining room of the house; and (2) contains a circle with a diameter of at least 5m. <p style="text-align: center;">AND</p> <p>PS 9.2 The private open space is:-</p> <ol style="list-style-type: none"> (1) at least 50m² in size; (2) all dimensions are greater than 2.5m; and (3) able to fully contain a circle with the diameter of 5m. <p style="text-align: center;">AND</p> <p>PS 9.3 The private open space includes decks and verandahs (either covered or uncovered, open or partially enclosed) on ground and first floors. The verandahs and decks can be included in the area of the 5m diameter circle required by <i>PS 9.1</i>.</p> <p style="text-align: center;">AND</p> <p>PS 9.4 The primary area of private open space:</p> <ol style="list-style-type: none"> (1) has northern or north-eastern exposure where possible; (2) takes advantage of outlook and natural features of the <i>site</i>; and (3) reduces adverse privacy and overshadowing impacts on adjacent buildings.
Landscaping	
<p>SO 10 Landscaping contributes to a pleasant and safe environment.</p>	<p>PS 10.1 All landscaping works are completed and driveways constructed, prior to occupation of the <i>detached houses</i>.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 Landscaping is established in accordance with an approved landscape plan and is:-</p> <ol style="list-style-type: none"> (1) consistent with the established landscape character of the area; and (2) contributes to the creation of attractive, comfortable and useable recreation spaces.
Privacy	
<p>SO 11 Habitable spaces do not directly overlook dwellings and recreation spaces on adjacent land, unless adequate screening to maintain privacy is provided.</p>	<p>PS 11.1 Ground floor built to boundary walls do not contain windows or openings and are limited to:-</p> <ol style="list-style-type: none"> (1) one side boundary and the boundary between the two subdivided allotments when a rear allotment is created; and (2) a maximum height of 3.5m; and (3) a total length of 15m. <p style="text-align: center;">AND</p> <p>PS 11.2 If the first floor contains window openings or balconies:-</p> <ol style="list-style-type: none"> (1) they are not located closer than 1.5m from a side boundary; and (2) the window and openings are appropriately located/ screened, so as to not permit a direct overlooking of the adjacent property's private indoor, and private outdoor areas; and (3) the adjacent property's main 50m² private open space area, referred to <i>PS 9.2</i> is not overshadowed.

Specific Outcomes for Assessable Development	Probable Solutions
Reconfiguring of Lots	
<p>SO 12 Infill housing lots have appropriate area and dimensions for:-</p> <ol style="list-style-type: none"> (1) siting and construction of a dwelling and ancillary outbuildings; (2) the provision of private open space; (3) convenient and safe vehicle access; and (4) on site carparking. 	<p>PS 12.1 All residential lots, except rear lots, have a minimum area of 250m² and contain a minimum rectangle of 10m x 20m.</p> <p style="text-align: center;">AND</p> <p>PS 12.2 All residential rear lots have a minimum area of 300m² and contain a circle of 14m in diameter.</p> <p style="text-align: center;">AND</p> <p>PS 12.3 Accessways for rear lots:-</p> <ol style="list-style-type: none"> (1) have a minimum width of 4m; (2) have a maximum length of 25m; (3) have a minimum length of 15m; (4) are constructed and sealed to a minimum width of 2.5m; and (5) have an easement registered over them in favour of the balance lot, for the full length of the access handle, plus 1m.