



ACT Planning &  
Land Authority

# **Residential Zones – Single Dwelling Housing Development Code**



# Contents

Introduction .....	1
<b>Part A - Zone Specific Controls .....</b>	<b>3</b>
<b>Part A(1) - RZ1 - Suburban Zone .....</b>	<b>3</b>
<b>Element 1: Restrictions on Use.....</b>	<b>3</b>
1.1 Subdivision or Consolidation of Blocks (Including Unit Title Subdivision) .....	3
<b>Element 2: Building and Site Controls .....</b>	<b>4</b>
2.1 Height .....	4
2.2 Building Envelope .....	5
2.3 Plot Ratio .....	6
<b>Part A(2) - RZ2 - Suburban Core Zone .....</b>	<b>7</b>
<b>Element 2: Building and Site Controls .....</b>	<b>7</b>
2.1 Height .....	7
2.2 Building Envelope .....	7
2.3 Plot Ratio on Standard Blocks .....	8
<b>Element 4: Parking and Site Access.....</b>	<b>9</b>
4.1 Vehicle Access .....	9
<b>Part A(3) – RZ3 - Urban Residential Zone.....</b>	<b>10</b>
<b>Element 2: Building and Site Controls .....</b>	<b>10</b>
2.1 Height .....	10
2.2 Building Envelope .....	10
<b>Part A(4) - RZ4 Medium Density Residential Zone .....</b>	<b>12</b>
<b>Element 2: Building and Site Controls .....</b>	<b>12</b>
2.1 Height .....	12
2.2 Building Envelope .....	12
<b>Part A(5) - RZ5 – High Density Residential Zone .....</b>	<b>14</b>
<b>Element 2: Building and Site Controls .....</b>	<b>14</b>
2.1 Height .....	14
2.2 Building Envelope .....	14
<b>Part B - General Development Controls .....</b>	<b>16</b>
<b>Element 1: Restrictions on Use.....</b>	<b>16</b>
1.1 Subdivision of Existing Residential Leases .....	16
<b>Element 2: Building and Site Controls .....</b>	<b>16</b>
2.2 National Capital Plan Requirements .....	17
2.3 Development proposals where there are pre-existing approved Lease and Development Conditions .....	17
2.4 Development proposals where the Estate Development Plan is subject to a Precinct Code .....	18
2.5 Height .....	18
2.6 Plot Ratio .....	18
<b>Element 6: Environment.....</b>	<b>18</b>
6.1 Heritage .....	19
6.2 Trees.....	19
6.3 Erosion and Sediment Control.....	19
6.4 Signs.....	19
<b>Element 7: Services .....</b>	<b>20</b>
7.1 Waste Management .....	20
7.2 Utilities .....	20

<b>Part C - Development Type Controls .....</b>	<b>21</b>
<b>Part C(1) - Single Dwelling Housing.....</b>	<b>21</b>
<b>Element 2:</b> Building and Site Controls .....	<b>21</b>
2.1 Front Street Setback.....	21
2.2 Side Setback.....	23
2.3 Rear Setback.....	24
2.4 Allowable encroachments.....	28
<b>Element 3:</b> Built Form.....	<b>29</b>
3.1 Materials and Finish .....	29
3.2 Interface.....	30
<b>Element 4:</b> Parking and Site Access.....	<b>31</b>
4.1 Vehicle Access .....	31
4.2 Parking.....	33
<b>Element 5:</b> Amenity .....	<b>36</b>
5.1 Solar Access.....	36
5.2 Private Open Space .....	36
<b>Element 6:</b> Environment.....	<b>37</b>
6.1 Water Sensitive Urban Design .....	37
<b>Part C(2) – Single Dwelling Housing - Additional Controls for Deakin and Forrest .....</b>	<b>39</b>
<b>Element 2:</b> Building and Site Controls .....	<b>39</b>
2.1 Height (Additional Control) .....	39
2.2 Plot Ratio (Replaces A(1) R4 and Additional Control for RZ2) .....	39
2.3 Front Street Setbacks (Replaces R30).....	39
2.4 Side and Rear Setbacks (Replaces R31 and R32).....	39
<b>Element 3:</b> Built Form.....	<b>40</b>
3.1 Materials and Finish (Additional Control) .....	40
<b>Element 5:</b> Amenity .....	<b>40</b>
5.1 Landscaping (Additional Control) .....	40
<b>Part C(3) - Single Dwelling Housing - Compact Blocks in New Estates .....</b>	<b>41</b>
<b>Element 2:</b> Building and Site Controls .....	<b>41</b>
2.1 Height – RZ1 Zone .....	41
2.2 Height – Other Zones .....	41
2.3 Front Street Setback (including both frontages on a corner block).....	41
2.4 Rear Setback.....	42
2.5 Side Setback.....	42
2.6 Side Setback – Corner Block.....	43
<b>Element 3:</b> Built Form.....	<b>44</b>
3.1 Materials and Finishes.....	44
3.2 Interface.....	44
<b>Element 4:</b> Parking and Site Access.....	<b>45</b>
4.1 Vehicle Access .....	45
4.2 Parking.....	45
4.3 Circulation/Pedestrian Access.....	46
<b>Element 5:</b> Amenity .....	<b>47</b>
5.1 Solar Access.....	47
5.2 Private Open Space .....	47
<b>Element 6:</b> Environment.....	<b>48</b>
6.1 Water Sensitive Urban Design .....	48
<b>Element 7:</b> Services .....	<b>48</b>
7.1 Site Facilities.....	48

# Introduction

## Application of this code

This Development Code applies to development for single dwelling housing in the Residential Zones being RZ1 – Suburban Zone, RZ2 – Suburban Core Zone, RZ3 - Urban Residential Zone, RZ4 - Medium Density Residential Zone and RZ5 - High Density Residential Zone.

Part C(1) of this Code also applies to development for single dwelling housing in the Commercial Zones being CZ1 – Core Zone, CZ2 – Business Zone, CZ3 – Services Zone, CZ4 - Local Centre Zone, CZ5 – Mixed Use Zone and CZ6 – Leisure and Accommodation Zone and the NUZ2 – Rural Zone. Part C (1) applies in conjunction with the relevant Commercial Development Code or Precinct Code in Volume 1 at Sections 4.1 – 4.8 and Section 10.2 and the Non-Urban Zones Development Code at Section 9.2.

Single dwelling housing is identified in the zones' development tables as being within the code or merit assessment tracks.

## Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are definitive and generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

## Structure of codes

The Residential Zones – Single Dwelling Housing Development Code is divided into three Parts:

**Part A – Zone Specific Controls** provide any specific controls for each Residential Zone.

**Part B – General Development Controls** provide general controls that are applicable to all single dwelling housing within the Residential Zones.

**Part C – Development Type Controls** provide the specific controls for single dwelling housing. This Part is divided into three sub-parts to differentiate between types of single dwelling housing and area specific requirements:

- **Part C(1) Single dwelling housing** provide the controls for all single dwelling housing, except in those circumstances where Parts C(2) or C(3) would apply.
- **Part C(2) Single dwelling housing – Additional Controls for part of Deakin and Forrest** applies to individual Sections in Deakin and Forrest where certain additional controls, or substitute controls, to Part C(1) are necessary to guide the development outcome in these historic sectors of South Canberra
- **Part C(3) Single dwelling housing – Compact Blocks in New Estates** provide the controls for single dwelling housing on residential blocks with a site area of 250m<sup>2</sup> or less in new estates.

Care is needed to check whether any specific controls apply to individual sites.

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity
6. Environment
7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

**Intent** describes the purpose of the development controls

**Rules** provide the quantitative, or definitive, controls for development

**Criteria** provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasised by the following words: “**This is a mandatory requirement. There is no applicable criterion**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no applicable rule**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal, is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

### Further information

Please refer to the Planning Explained Guide, for more information on preparing applications under the Territory Plan, including the use of assessment codes.

## Part A - Zone Specific Controls

This Part of the Code provides the specific controls that apply to each individual Residential Zone. Parts B and C of the Code also apply. Part A does not apply to Compact Blocks in New Estates (refer Part C (3)).

### Part A(1) - RZ1 - Suburban Zone

#### Element 1: Restrictions on Use

**Intent:**

- a) To allow a limited level of flexibility to accommodate a variety of additional housing to meet changing community needs and preferences whilst ensuring development is of a density compatible with adjoining development

Rules	Criteria
<b>1.1 Subdivision or Consolidation of Blocks (Including Unit Title Subdivision)</b>	
<p>R1</p> <p>Consolidation of a lease of a standard block with another block (including another standard block) may only be permitted where the land is not registered on the Heritage Register and where the development is for supportive housing (see also <i>Residential Zones – Multi-unit Dwelling Housing Development Code</i>, Part D – Element 1.6)</p> <p>Subdivision of a lease of a standard block (or a block resulting from the consolidation of these blocks) to provide for more than one dwelling may only be permitted where:</p> <p>a) <b>For land registered on the Heritage Register</b> - all dwellings were lawfully constructed, approved or had been the subject of a development application for the construction of the dwellings that had been lodged by 1 September 2002 and subsequently approved; or</p> <p>b) <b>For land not registered on the Heritage Register</b> - all dwellings were lawfully constructed, approved or had been the subject of a formally commenced High Quality Sustainable Design process (Planning and Land Management; June 2001) by 17 June 2003 and for which a development application for the construction of the dwellings had been lodged by 1 September 2003 and</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>subsequently approved.</p> <p>Note 1: Notwithstanding the provisions of this rule, subdivision (including unit title subdivision) of a standard block may be permitted where the development is located on land that was subject to the A10 Residential Core Area Specific Policy under the Territory Plan at the time the development was approved.</p> <p>Note 2: Subdivision or consolidation of land subject to the Heritage Act 2004 may only be permitted where not specifically prohibited by a guideline, order or agreement made under that Act.</p> <p>Note 3: Nothing in this rule prevents the subdivision or consolidation of blocks that are not standard blocks.</p> <p>Note 4: See also Rule R14.</p>	

## Element 2: Building and Site Controls

### Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) maintain or enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.1 Height</b>	
<p>R2</p> <p>Buildings do not exceed 2 storeys.</p> <p>On a <i>standard block</i> attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

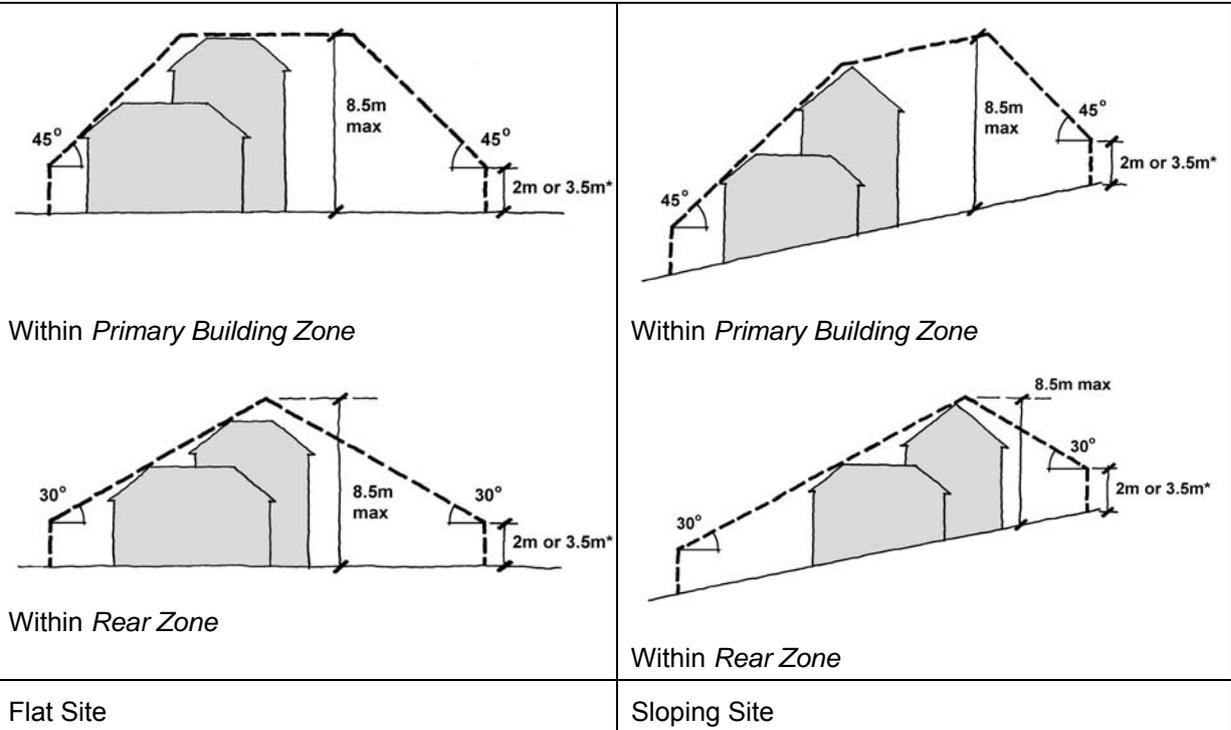
Rules	Criteria
<b>2.2 Building Envelope</b>	
<p>R3</p> <p>Buildings are sited wholly within the building envelope (refer Figure A1) defined by:</p> <p>a) Boundaries that are the north facing boundary of an adjoining residential block:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p> <p>b) All other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	<p>C3</p> <p>The built form does not adversely impact on the amenity of neighbouring properties by ensuring:</p> <p>a) sufficient spatial separation between adjoining developments</p> <p>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</p>

**2.3 Plot Ratio**

R4

Maximum site density, on a *standard block*, does not exceed a plot ratio of 50%.

This is a mandatory requirement. There is no applicable criterion.



**Figure A1 Building Envelope**

\*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries

Note. Where a maximum plot ratio is specified the gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m<sup>2</sup> for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.

## Part A(2) - RZ2 - Suburban Core Zone

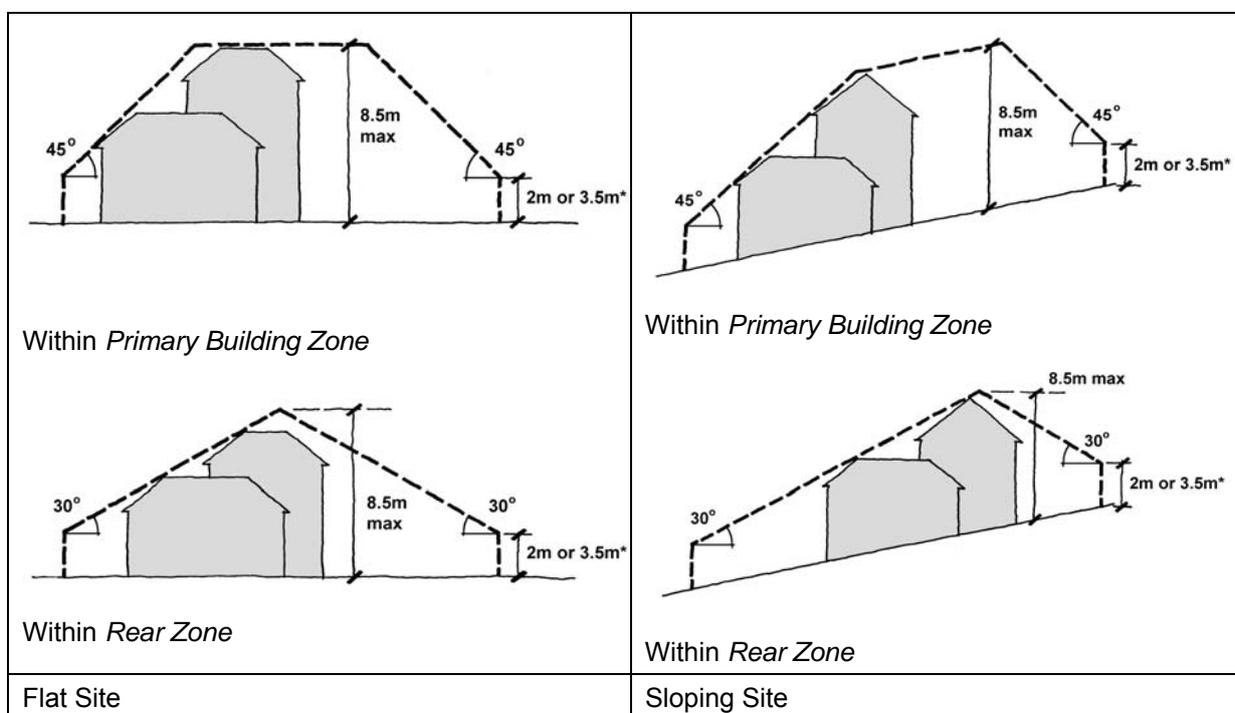
### Element 2: Building and Site Controls

#### Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) maintain or enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.1 Height</b>	
R5 Buildings do not exceed 2 storeys. An attic and/or basement may be permitted in addition to 2 storeys.	This is a mandatory requirement. There is no applicable criterion.
<b>2.2 Building Envelope</b>	
R6 Buildings are sited wholly within the building envelope (refer Figure A2) defined by: <ul style="list-style-type: none"> <li>a) Boundaries that are the north facing boundary of an adjoining residential block:               <ul style="list-style-type: none"> <li>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</li> <li>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</li> </ul> </li> </ul>	C6 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</li> </ul>

Rules	Criteria
<p>b) All other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	



### Figure A2 Building Envelope

\*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries

Rules	Criteria
<b>2.3 Plot Ratio on Standard Blocks</b>	
<p>R6A</p> <p>Maximum site density, on a standard block (or a block resulting from the consolidation of these blocks), does not exceed a plot ratio of 50%</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 4: Parking and Site Access

### Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents and visitors
- c) To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street

Rules	Criteria
<b>4.1 Vehicle Access</b>	
<b>R7</b> On a standard block (or a block resulting from the consolidation of these blocks), ramps accessing basement car parking are not permitted forward of the building line, where the block is less than 30 m wide. Ramps comply with the relevant Australian Standard.	<b>C7</b> Ramps to be limited in their extent to maintain streetscape amenity and allow safe and efficient vehicle and pedestrian movement.

## Part A(3) – RZ3 - Urban Residential Zone

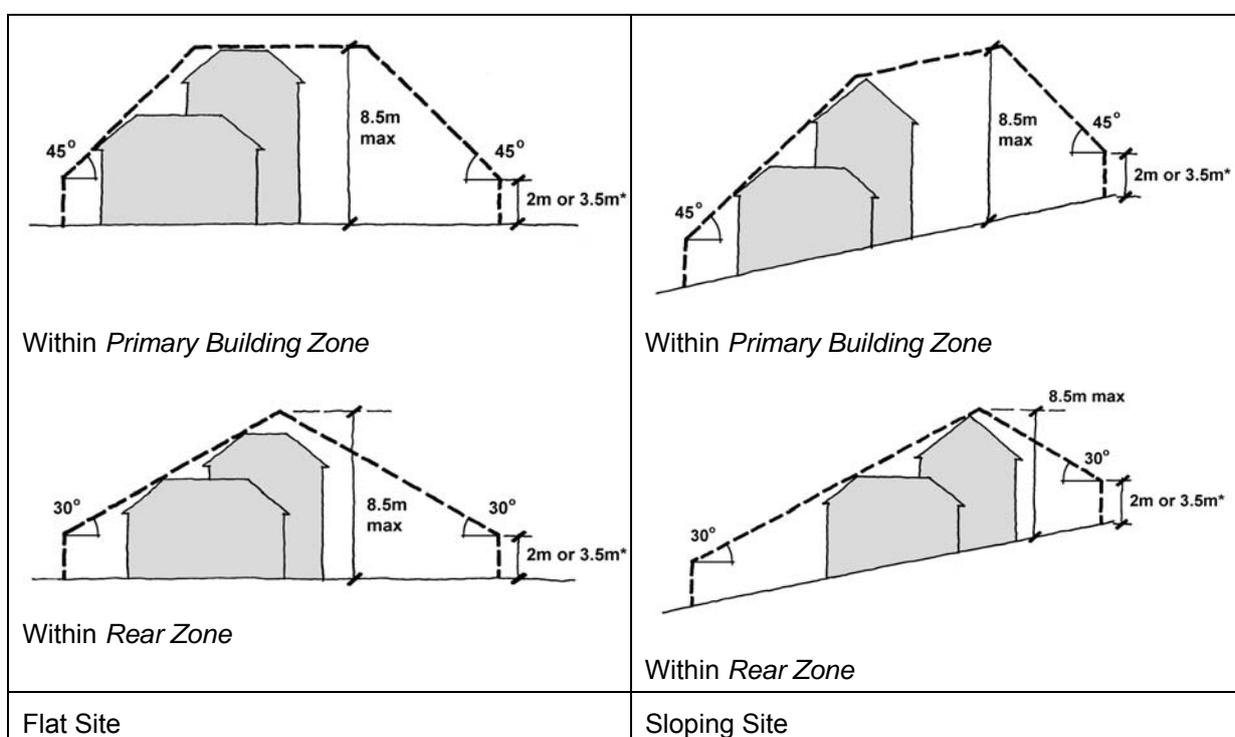
### Element 2: Building and Site Controls

#### Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.1 Height</b>	
R8 Buildings do not exceed 2 storeys. An attic and/or basement may be permitted in addition to 2 storeys.	This is a mandatory requirement. There is no applicable criterion.
<b>2.2 Building Envelope</b>	
R9 Buildings are sited wholly within the building envelope (refer Figure A3) defined by: <ul style="list-style-type: none"> <li>a) Boundaries that are the north facing boundary of an adjoining residential block:               <ul style="list-style-type: none"> <li>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</li> <li>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</li> </ul> </li> </ul>	C9 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</li> </ul>

Rules	Criteria
<p>b) All other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	



### Figures A3 Building Envelope

\*2 metres where the boundary is a north facing boundary of an adjoining residential block, or 3.5 metres for other side or rear boundaries

## Part A(4) - RZ4 Medium Density Residential Zone

### Element 2: Building and Site Controls

#### Intent:

- a) To provide for a range of residential forms that respect the residential character of the locality
- b) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is optimised, particularly in relation to privacy, overshadowing and solar access
- d) To provide a staging plan for Inner North Canberra to enable efficient and effective redevelopment to occur

Rules	Criteria
<b>2.1 Height</b>	
<p>R10</p> <p>Buildings do not exceed 3 storeys. An attic and/or basement may be permitted in addition to 3 storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.2 Building Envelope</b>	
<p>R11</p> <p>Buildings are sited wholly within the building envelope defined by:</p> <ul style="list-style-type: none"> <li>a) Boundaries that are the north facing boundary of an adjoining residential block:           <ul style="list-style-type: none"> <li>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 12 m above natural ground level</li> <li>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum height of 12 m above natural ground level.</li> </ul> </li> </ul>	<p>C11</p> <p>The built form does not adversely impact on the amenity of neighbouring properties by ensuring:</p> <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</li> </ul>

Rules	Criteria
<p>b) for all other side and rear boundaries:</p> <ul style="list-style-type: none"> <li>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 12 m</li> <li>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 12 m above natural ground level.</li> </ul>	

## Part A(5) - RZ5 – High Density Residential Zone

### Element 2: Building and Site Controls

#### Intent:

- a) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- b) To ensure the amenity of surrounding properties is optimised, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.1 Height</b>	
R12 Buildings do not exceed 3 storeys.	C12 Buildings to be limited in height to ensure compatibility with adjacent development and may include a basement and/or an attic.
<b>2.2 Building Envelope</b>	
R13 Buildings are sited wholly within the building envelope defined by: <ul style="list-style-type: none"> <li>a) Boundaries that are the north facing boundary of an adjoining residential block:               <ul style="list-style-type: none"> <li>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 12 m above natural ground level</li> <li>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum height of 12 m above natural ground level.</li> </ul> </li> </ul>	C13 The built form does not adversely impact on the amenity of neighbouring properties by ensuring: <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</li> </ul>

Rules	Criteria
<p>b) for all other side and rear boundaries:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 12m.</p>	

## Part B - General Development Controls

This Part of the Code provides the general controls that are applicable to all development. Parts A and C also apply.

### Element 1: Restrictions on Use

#### Intent:

- a) To ensure future development can be accommodated on subdivided blocks

Rules	Criteria
<b>1.1 Subdivision of Existing Residential Leases</b>	
<p>R14</p> <p>a) Subdivision of existing residential leases is only permitted where the subdivision is part of an integrated housing development and it is demonstrated that any building on a consequent lease is or can be designed in accordance with the relevant sections of this code.</p> <p>b) Subdivision of a lease under the <i>Unit Titles Act 2001</i> may only be permitted where the lease expressly provides for the number of units or dwellings provided for in the proposed subdivision.</p> <p>Note 1: In this rule subdivision does not include a minor boundary adjustment that does not provide for the creation of an additional residential lease.</p> <p>Note 2: See also Rule R1 in relation to subdivision of a standard block in the RZ1 Zone.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

### Element 2: Building and Site Controls

#### Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
- i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) maintain or enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.2 National Capital Plan Requirements</b>	
<p>There is no applicable rule.</p>	<p>C16</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan. Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>
<b>2.3 Development proposals where there are pre-existing approved Lease and Development Conditions</b>	
<p>R17</p> <p>The development proposal complies with any relevant pre-existing approved Lease and Development Conditions and any required developer's consent has been provided. To the extent of any inconsistency, the requirements of the Lease and Development Conditions will take precedence over any Rules in the Single Dwelling Housing Development Code as listed below.</p> <ul style="list-style-type: none"> <li>• Plot Ratio</li> <li>• Building Envelope</li> <li>• Building Height</li> <li>• Front Street Setback</li> <li>• Side Setback</li> <li>• Rear Setback</li> <li>• Materials and Finish</li> <li>• Interface</li> <li>• Vehicle Access</li> <li>• Parking</li> <li>• Solar Access</li> <li>• Private Open Space</li> <li>• Water Sensitive Urban Design</li> </ul>	<p>C17</p> <p>The development meets the intent of the Lease and Development Conditions.</p>

Rules	Criteria
<b>2.4 Development proposals where the Estate Development Plan is subject to a Precinct Code</b>	
R18  The development proposal complies with all relevant rules in the relevant Precinct Code (if any).	C18  The development meets all relevant criteria in the relevant Precinct Code (if any).
<b>2.5 Height</b>	
There is no applicable rule.	C19  Notwithstanding any other provision relating to height, on land where a lawfully constructed building exceeds two storeys in height, a new building or buildings up to the height of the existing building may be permitted subject to consideration of any adverse impact resulting from any increase in building bulk.
<b>2.6 Plot Ratio</b>	
There is no applicable rule.	C20  Notwithstanding any other provision relating to plot ratio, on land where a lawfully constructed building exceeds the stipulated maximum plot ratio, a new building or buildings up to the same plot ratio may be permitted: <ul style="list-style-type: none"> <li>a) subject to consideration of any adverse impact resulting from increase in building bulk</li> <li>b) if, and only if, the development does not involve an increase in the number of dwellings on the land.</li> </ul>

Note. Where a maximum plot ratio is specified the gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m<sup>2</sup> for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.

## Element 6: Environment

### Intent:

- a) To identify and mitigate potential on-site and off-site environmental impacts of development and incorporate alternative design options where necessary
- b) Buildings are designed to provide for the retention of existing significant vegetation and minimise impact on landform
- c) To ensure preservation of areas, or items, of heritage significance that are valued by the community

Rules	Criteria
<b>6.1 Heritage</b>	
<p>R21</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for developments on land or buildings subject to provisional registration or registration under s.41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	<p>C21</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<b>6.2 Trees</b>	
<p>R22</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is accompanied by a Tree Management Plan approved under the <i>Tree Protection Act 2005</i>.</p> <p>Note: 'Protected tree' is defined under the <i>Tree Protection Act 2005</i>.</p>	<p>C22</p> <p>If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<b>6.3 Erosion and Sediment Control</b>	
<p>R23</p> <p>For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>Best Practice Guidelines – Prevent Pollution From Residential Building Sites, March 2006</i>.</p>	<p>C23</p> <p>If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R24</p> <p>For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.</p>	<p>C24</p> <p>If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<b>6.4 Signs</b>	
<p>There is no applicable rule.</p>	<p>C25</p> <p>Signs comply with the Signs General Code.</p>

## Element 7: Services

### Intent:

- a) To ensure adequate provision of services to cater for demand from residents
- b) To protect easements and service reservations

Rules	Criteria
<b>7.1 Waste Management</b>	
<p>R26</p> <p>Where the development will generate a total of 20 cubic metres or greater of demolition waste, the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>C26</p> <p>Development is in accordance with the current version of the <i>Development Control Code for Best Practice Water Management in the ACT</i>. If the development will generate a total of 20 cubic metres or greater of demolition waste and a Statement of Compliance is not provided, the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> for assessment against the above code.</p>
<b>7.2 Utilities</b>	
<p>R28</p> <p>There is no applicable rule.</p>	<p>C28</p> <p>Where a development encroaches into a registered easement the application will be referred to the relevant utility provider in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R29</p> <ul style="list-style-type: none"> <li>a) Electricity supply lines within existing residential areas are underground or along the rear spine or side of blocks.</li> <li>b) No continuous rows of electricity supply poles are erected on residential streets or streets with residential access.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Part C - Development Type Controls

This part of the Code provides the controls for single dwelling housing. It is divided into three sub-parts.

Part C(1) Single Dwelling Housing provide the controls for single dwelling housing in all residential zones, except where provided for by Parts C(2) or C(3). Part C(1) also applies to the commercial zones and the rural zone. As such, it is the default position for single dwelling housing.

Part C(2) provide additional controls to, or controls that are to be applied in lieu of, those in C(1) for single dwelling housing in parts of Deakin and Forrest due to the distinctive environmental quality of these historic Sections of South Canberra. This part applies to Deakin, Sections 5-8 and Forrest, Sections 20-22 and 26-27.

**Part C(3)** provide the controls for single dwelling housing on residential blocks with a site area of 250m<sup>2</sup> or less in new estates.

### Part C(1) - Single Dwelling Housing

This part of the code applies to development applications for single dwelling housing in all residential zones, except where provided for by Parts C(2) or C(3). It also applies to the commercial zones and the rural zone. As such, it is the default position for single dwelling housing. It is to be read in conjunction with Parts A and B for the residential zones.

#### Element 2: Building and Site Controls

##### Intent:

- a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
  - i) provide privacy between neighbours and between occupants and the public
  - ii) provide adequate light and natural ventilation between dwellings
  - iii) provide opportunities for additional landscaping and to deliver quality open space
  - iv) maintain or enhance the streetscape character in existing areas
  - v) establish appropriate and attractive streetscapes in new residential areas
- c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access

Rules	Criteria
<b>2.1 Front Street Setback</b>	
R30 Minimum front setbacks are as specified in Tables 1 and 2. Refer Figures C1-3.	C30 The front setback: <ol style="list-style-type: none"><li>a) reflects the existing or proposed streetscape character</li></ol>

Rules	Criteria
	<ul style="list-style-type: none"> <li>b) provides for the most efficient use of the site</li> <li>c) will not significantly compromise the amenity of residents of the proposed building and residents of adjoining and adjacent dwellings</li> <li>d) is related to the height of the building and to the width of the street to ensure pedestrian scale at street level</li> <li>e) space is provided for street trees to grow to maturity</li> <li>f) parking and garages do not dominate the frontage of the development.</li> </ul>

**Table 1: Front Street Setback (Refer Figures C1-3)**

Floor level	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993	Exceptions		
			Corner blocks		Open space or pedestrian paths wider than 6m
			≤500 m <sup>2</sup> , long street frontage	>500 m <sup>2</sup> , long street frontage	
<b>Lower floor level</b>	<b>4 m</b>	<b>6 m</b>	<b>3 m</b>	<b>4 m</b>	<b>4 m</b>
<b>Upper floor level</b>	<b>6 m</b>	<b>7.5 m</b>	<b>3 m</b>	<b>6 m</b>	<b>4 m</b>

Notes: The minimum setbacks for corner blocks apply only to the street frontage nominated. Setbacks to any other street frontage are to comply with the minimum requirements stated in the respective columns for blocks in subdivisions approved post or pre 18 October 1993. If street frontages on corner blocks are of equal length, the minimum setbacks only apply to one street frontage.

**Table 2: Front Street Setback to Garages (Refer Figures C1-3)**

Item	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993
<b>Garage</b>	<b>5.5 m with a minimum of 1.5 m behind the front building line</b>	<b>6 m</b>

Rules	Criteria
<b>2.2 Side Setback</b>	
R31 Minimum side setbacks are as specified in Tables 3 to 4. Refer Figures C1-3 and Definitions for a dictionary of terms used in the Tables.	C31 a) Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:  i) sufficient spatial separation between adjoining developments  ii) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).  b) Setbacks are progressively increased as wall heights increase to reduce bulk and scale of the building.

**Table 3: Side Setbacks for Lower Floor Level** (Refer Figures C1-3)

Block Size	Side boundary 1	Side boundary 2	Exception to boundary 2 within the Rear Zone (RZ)
<b>Block &gt; 250 - ≤500m<sup>2</sup></b> < 15 m wide North to front/rear ≥ 15 m wide North to front/rear North to side	3 m 3 m 1.5 m	0 m 1.5 m 3 m on Northern side	1.5 m
<b>Block &gt; 500m<sup>2</sup></b>	1.5 m	3 m	

Note: Minimum side setback requirements apply to buildings and Class 10 structures, except for Boundary 2 on blocks >800m<sup>2</sup>, where the minimum side setback for Class 10 structures is 1.5 m.

**Table 4: Side Setbacks for Upper Floors** (refer Figures C1-3)

Block Size	Side boundary 1 within the Primary Building Zone	Side boundary 2 within the Primary Building Zone	Side boundaries within the Rear Zone
<b>Block &gt; 250m<sup>2</sup></b> Upper floor level* Upper floor level**	3 m 6 m	3m 6m	6 m 9 m

\* Where design incorporates blank walls, windows with sill heights ≥ 1.7m from the floor, windows with permanently fixed panes of obscure glass or screened decks.

\*\* Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.

Rules	Criteria
<b>2.3 Rear Setback</b>	
<p>R32</p> <p>Rear setbacks are a minimum of:</p> <ul style="list-style-type: none"> <li>a) 3 m to the lower floor level</li> <li>b) 6m* or 9m** to the upper floor level.</li> <li>c) Refer Figures C1-3</li> </ul> <p>* Where design incorporates blank walls, windows with sill heights <math>\geq 1.7\text{m}</math> from the floor, windows with permanently fixed panes of obscure glass or screened decks</p> <p>** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs..</p>	<p>C32</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).</li> </ul>

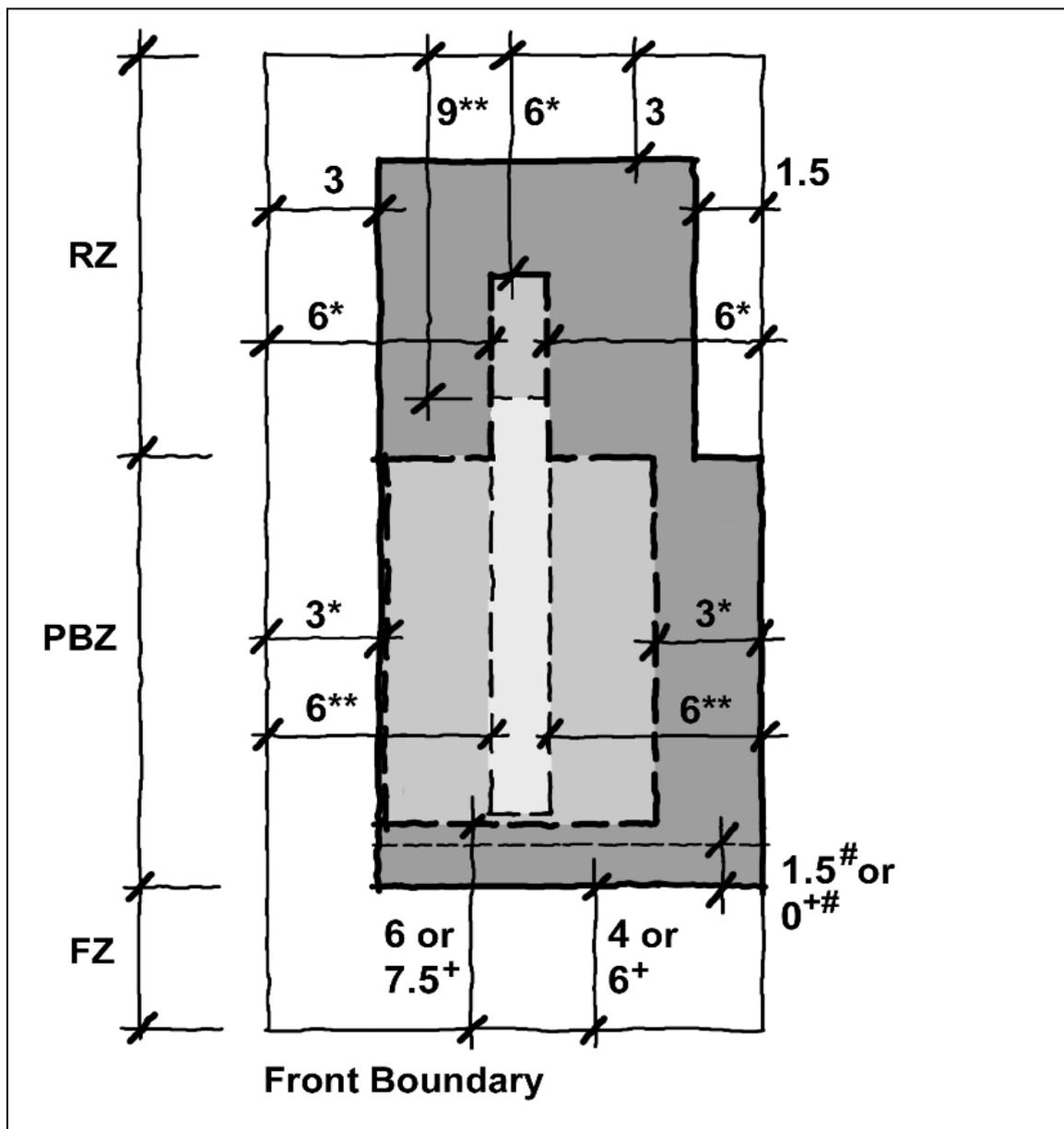


Figure C1 Setbacks - Front Boundary less than 15m wide

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p>+ Front setbacks on blocks in subdivisions approved prior to 18 October 1993.  # Front street setback to garages (refer Table 2)</p>		
<b>RZ</b> = Rear Zone	<b>PBZ</b> = Primary Building Zone	<b>FZ</b> = Front Zone

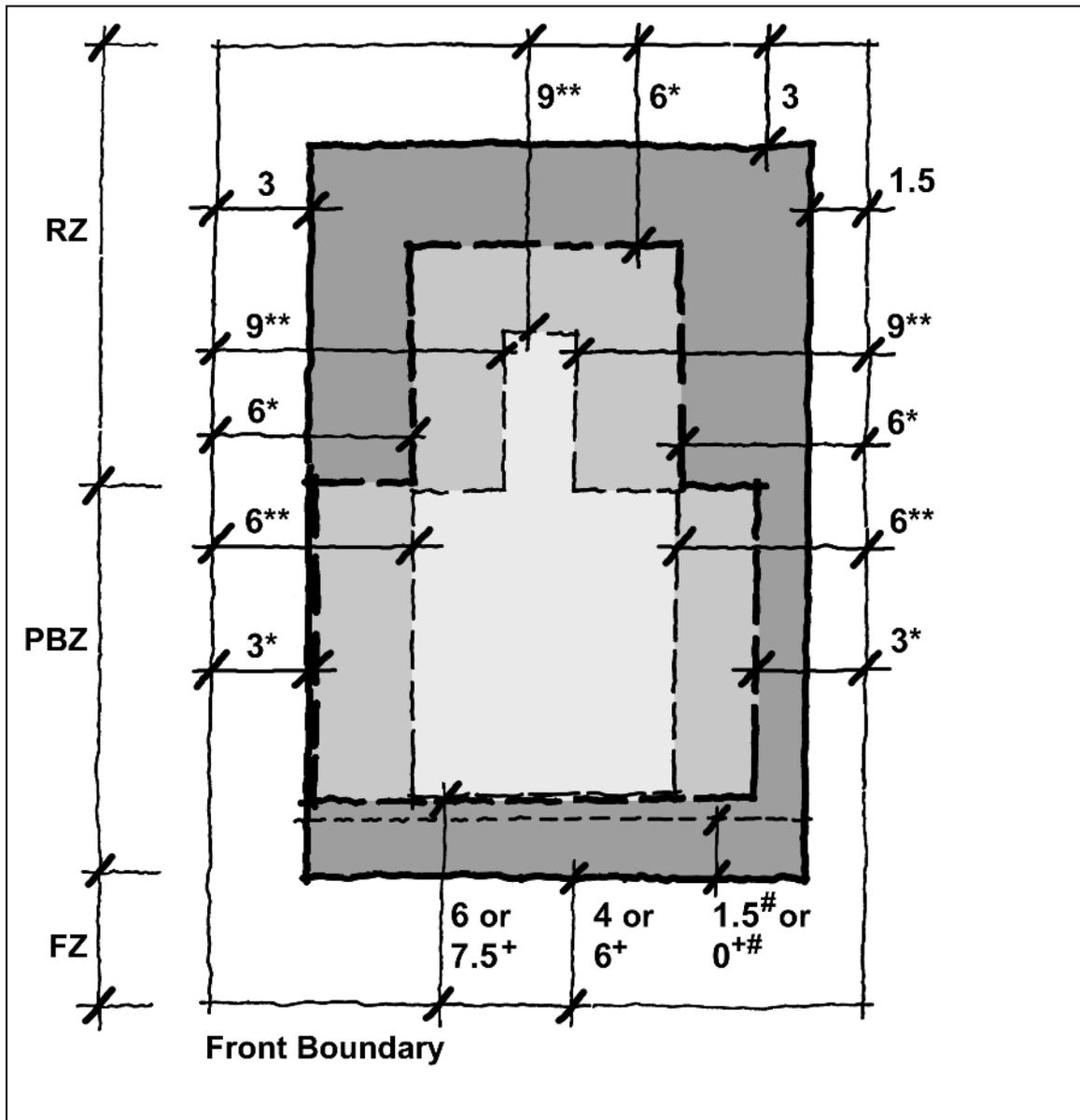


Figure C2 Setbacks - Front Boundary more than 15m wide

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p><sup>+</sup> Front setbacks on blocks in subdivisions approved prior to 18 October 1993.  <sup>#</sup> Front street setback to garages (refer Table 2)</p>		
<b>RZ</b> = Rear Zone	<b>PBZ</b> = Primary Building Zone	<b>FZ</b> = Front Zone

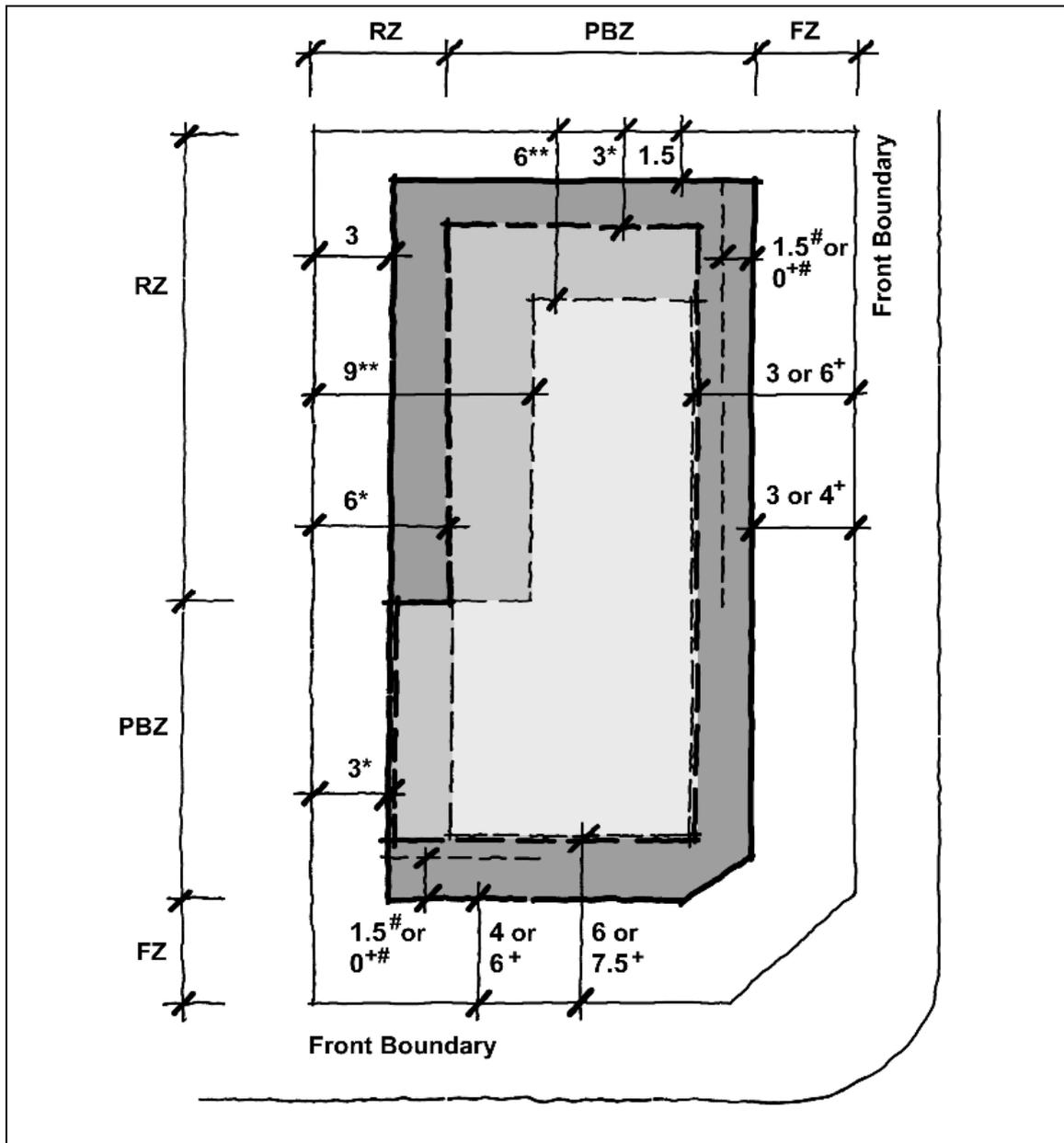


Figure C3 Setbacks - Corner Blocks

	Lower Floor Level Setbacks	
	Upper Floor Level Setbacks	* Where design incorporates blank walls, windows with sill heights > 1.7m, windows with permanently fixed panes of obscure glass or screen walls.
	Upper Floor Level Setbacks	** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.
<p><sup>+</sup> Front setbacks on blocks in subdivisions approved prior to 18 October 1993.  <sup>#</sup> Front street setback to garages (refer Table 2)</p>		
<b>RZ</b> = Rear Zone	<b>PBZ</b> = Primary Building Zone	<b>FZ</b> = Front Zone

Rules	Criteria
<b>2.4 Allowable encroachments</b>	
<p>R32A</p> <p>a) The following building elements may extend within the minimum setbacks:</p> <ul style="list-style-type: none"> <li>i) Fascias, gutters, downpipes</li> <li>ii) Eaves</li> <li>iii) Window shades and screens</li> </ul> <p>b) The following building elements may extend within the minimum side or rear setback and/or beyond the building envelope:</p> <ul style="list-style-type: none"> <li>i) Structures and building elements that, if they were a stand alone development, are considered exempt under the <i>Planning and Development Act 2007</i>.</li> </ul>	<p>C32A</p> <p>Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure:</p> <ul style="list-style-type: none"> <li>a) sufficient spatial separation between adjoining developments</li> <li>b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).</li> </ul>

### Element 3: Built Form

#### Intent:

- a) To ensure that the design of buildings are compatible with, and complement, the built form of surrounding properties
- b) To allow flexibility in design and use of materials and colours and encourage high quality architectural standards that contribute to visually harmonious and attractive streetscapes
- c) To ensure that rear and side fencing will assist in providing privacy to open space areas
- d) To ensure buildings are designed and sited to provide privacy between neighbours and between occupants and the public
- e) To provide adequate light and natural ventilation between dwellings
- f) To ensure that the design of buildings provides visual variety and interest within overall harmony with surrounding development

Note: Under the *Building Act 2004* most buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

Rules	Criteria
<b>3.1 Materials and Finish</b>	
<p>R33</p> <p>Metal roofing and/or metal walling is painted or pre-coloured other than in white or off-white. A finish is white or off-white when, compared to <i>Australian Standard AS 2700 – Colour Standards for General Purposes</i>, the colour which under that standard that most closely matches the finish is any of the following colour codes or names under that standard:</p> <ul style="list-style-type: none"> <li>a) Y31 (Lily Green), Y33 (Pale Primrose), or Y35 (Off White);</li> <li>b) X33 (Warm White);</li> <li>c) R32 (Apple Blossom), R33 (Ghost Gum);</li> <li>d) B33 (Mist Blue), or B35 (Pale Blue</li> <li>e) G42 (Glacier);</li> <li>f) N14 (White).</li> </ul>	<p>C33</p> <p>Roofing and/or wall finish to avoid glare.</p>
<p>R34</p> <p>Structures and plant and equipment situated on the roof is not visible from the street frontage or unleased territory land unless exempt under <i>Planning &amp; Development Act 2007</i>. This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.</p>	<p>C34</p> <p>Any structures and plant and equipment situated on or visible above the roofline is as inconspicuous as possible or does not significantly impact on the amenity of the streetscape or neighbours.</p>

Rules	Criteria
<p>R35</p> <p>Garages and carports within 15 m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.</p>	<p>C35</p> <p>The construction of garages and carports are compatible with the dwelling design in terms of materials and colours.</p>
<b>3.2 Interface</b>	
<p>R36</p> <p>Free standing walls or fencing are not permitted forward of the building line except where one or more of the following apply:</p> <ul style="list-style-type: none"> <li>a) previously approved in an estate development plan</li> <li>b) consistent with a relevant precinct code</li> <li>c) it is a gate to a maximum height of 1.8m in an established, vigorous hedge</li> <li>d) it is a courtyard wall that meets the requirements of R37/C37.</li> </ul>	<p>C36</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundaries Fences General Code.</p>
<p>R37</p> <p>Courtyard walls forward of the building line have:</p> <ul style="list-style-type: none"> <li>a) a total length not exceeding 50% of the width of the block, or 70% in the case of blocks less than 12m wide, at the line of the wall</li> <li>b) a minimum setback from the front boundary of not less than 50% of the minimum front street setback</li> <li>c) a maximum height not exceeding 1.8m</li> <li>d) brick, block or stonework construction, any of which may be combined with feature panels</li> <li>e) the area between the wall and the front boundary planted with shrubs</li> <li>f) courtyard walls do not obstruct site lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1-<i>The Australian Standard for Off-Street Parking</i>.</li> </ul>	<p>C37</p> <ul style="list-style-type: none"> <li>a) Courtyard walls forward of the building line may be considered where the existing front building facade is maintained as the dominant built element in the streetscape.</li> <li>b) The courtyard wall reads as a secondary built element of appropriate proportions and character with respect to: <ul style="list-style-type: none"> <li>i) height</li> <li>ii) relationship to verge footpath</li> <li>iii) total proportion relative to the building width</li> <li>iv) colour and design features</li> <li>v) transparency and articulation</li> <li>vi) protection of existing desirable landscape features</li> <li>vii) tree and shrub planting forward of the wall</li> </ul> </li> <li>c) courtyard walls do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with AS2890.1-<i>The Australian Standard for Off-Street Parking</i>.</li> </ul>

Rules	Criteria
R38 Fences are permitted in accordance with the <i>Common Boundaries Act 1981</i> .	This is a mandatory requirement. There is no applicable criterion.

## Element 4: Parking and Site Access

### Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents and visitors
- c) To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street
- d) To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards

Rules	Criteria
<b>4.1 Vehicle Access</b>	
R39 There is one driveway and kerb crossing for each block.	C39 Provided all other rules in this element are met, more than one driveway and kerb crossing over the verge may be permitted for: <ol style="list-style-type: none"> <li>a) forward entry to roads carrying greater than 3000 vpd; or</li> <li>b) large blocks where the visual impact to the streetscape is not adversely affected, provided the site access is of appropriate proportions and character with respect to: <ol style="list-style-type: none"> <li>i) relationship to verge footpath</li> <li>ii) total proportion of the width of the access relative to the building width</li> <li>iii) design features</li> <li>iv) protection of existing landscape features.</li> </ol> </li> </ol>

Rules	Criteria
<p>R40</p> <p>The location and design of residential driveway verge crossings are:</p> <ul style="list-style-type: none"> <li>a) 1.2 m horizontally clear of stormwater sumps and other services</li> <li>b) 1.5 m horizontally clear of transformers, bus stops, public light poles</li> <li>c) 6.0 m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance)</li> <li>d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb</li> <li>e) at a right angle to the kerb line with a maximum 10% deviation</li> <li>f) a maximum of 5.5 m width, and a minimum of 5 m width at the kerb, a minimum 3 m width at the front boundary, and a maximum width no greater than the width at the kerb</li> <li>g) outside of the drip line of mature trees, and a minimum of 3 m clear of small and new street trees</li> <li>h) compliant with AS 2890.1 – <i>The Australian Standard for Off Street Parking</i> as amended from time to time, having particular regard for sightlines and cross fall of the site</li> <li>i) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence). If the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original.</li> </ul>	<p>C40</p> <p>If the development proposal does not comply with R40 the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
<b>4.2 Parking</b>	
<p>R42</p> <p>Two car-parking spaces are provided on the site.</p>	<p>C42</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <ul style="list-style-type: none"> <li>a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access</li> <li>b) no traffic hazards are created by the provision of access and parking facilities for a development</li> <li>c) the safety of all users, especially pedestrians and cyclists, is considered</li> <li>d) the creation of community surveillance of car parking areas by people using neighbouring areas</li> <li>e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas</li> <li>f) adequate supply of parking for the level of demand generated by the development</li> <li>g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.</li> </ul>

Rules	Criteria
<p>R43</p> <p>a) Car-parking spaces:</p> <p>i) can be in tandem where they belong to the same dwelling, except for visitor parking where required</p> <p>ii) do not encroach any property boundaries.</p> <p>b) One space is capable of being roofed and be behind the front zone.</p> <p>c) Minimum dimensions of on-site car parking spaces are:</p> <p>i) 6.0 x 3.0 m single roofed space</p> <p>ii) 6.0 x 5.5 m double roofed space</p> <p>iii) 5.5 x 3.0 m unroofed space (unless for multiple spaces side by side, in which case, minimum 5.5 x 2.6 m per unroofed space is required)</p> <p>iv) 6.7 x 2.3 m parallel parking spaces</p> <p>v) 2.1 m minimum height to any overhead structure</p> <p>d) Sightlines for off-street car-parking facilities are designed in accordance with the relevant requirements in AS2890.1 - <i>The Australian Standard for Off Street Parking</i>.</p>	<p>C43</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <p>a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access</p> <p>b) no traffic hazards are created by the provision of access and parking facilities for a development</p> <p>c) the safety of all users, especially pedestrians and cyclists, is considered</p> <p>d) the creation of community surveillance of car parking areas by people using neighbouring areas</p> <p>e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas</p> <p>f) adequate supply of parking for the level of demand generated by the development</p> <p>g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.</p>
<p>R44</p> <p>The maximum total width of garage door openings and external width of carports is 6m, or 50% of the frontage of the dwelling, whichever is less.</p>	<p>C44</p> <p>Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:</p> <p>a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access</p> <p>b) no traffic hazards are created by the provision of access and parking facilities for a dwelling</p> <p>c) the safety of all users, especially pedestrians and cyclists, is considered</p> <p>d) parking generated by a dwelling does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas</p>

Rules	Criteria
	e) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.
<p>R45</p> <p>Provision for vehicle parking is not permitted on verges.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 5: Amenity

### Intent:

- a) Development is sited and designed to promote energy efficiency and maximise solar access to private open space and living areas of dwellings
- b) Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling

Rules	Criteria
<b>5.1 Solar Access</b>	
<p>R46</p> <p>Development is sited to allow a minimum of 3 hours of direct sunlight onto the floor or internal wall of the main daytime living area of the dwelling between the hours of 9.00 am and 3.00 pm on 21 June (winter solstice).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>5.2 Private Open Space</b>	
<p>R47</p> <p>The development provides 60% of the area of the block, less 50m<sup>2</sup>, as private open space.</p>	<p>C47</p> <p>Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.</p>
<p>R48</p> <p>At least one area of private open space is provided on-site to meet the following minimum area and dimension requirements:</p> <ol style="list-style-type: none"> <li>a) 10% of the area of the block</li> <li>b) 6 m x 6 m.</li> </ol>	<p>C48</p> <p>Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.</p>
<p>R49</p> <p>An area of private open space with a minimum dimension of at least 6 metres is:</p> <ol style="list-style-type: none"> <li>a) screened from public view</li> <li>b) not forward of the building line except where permitted by, and illustrated in, an approved estate development plan</li> <li>c) located             <ol style="list-style-type: none"> <li>(i) not to the south, south-east or south-west of the dwelling, or</li> </ol> </li> </ol>	<p>C49</p> <ol style="list-style-type: none"> <li>a) Private open space is capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment, recreation, and it is directly accessible from the dwelling.</li> <li>b) Private open space forward of the front building line ensures the amenity of the private open space and the dwelling is protected whilst maintaining opportunities for passive surveillance.</li> </ol>

Rules	Criteria
<p>(ii) to maintain a minimum three hours sunlight onto 50% of the ground between the hours of 9:00am and 3:00pm on 21 June (winter solstice)</p> <p>d) at ground level and directly accessible from a main daytime living area of the dwelling</p>	<p>c) Private open space is to take account of outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round use.</p>
<p>R50</p> <p>A minimum of 50% of the private open space is to be retained as planting area.</p>	<p>C50</p> <p>Unpaved or unsealed areas are provided to facilitate on-site infiltration of stormwater run-off and provision of landscaping.</p>

## Element 6: Environment

### Intent:

- a) To encourage harvesting of rainwater and the efficient use of water resources

Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design

Rules	Criteria
<b>6.1 Water Sensitive Urban Design</b>	
<p>R51</p> <p>a) For all new dwellings (including in established areas), as well as extensions and alterations that increase the gross floor area by more than 50%, evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption</p> <p>OR</p> <p>b) Rule 52 or Rule 53 applies.</p>	<p>This rule, or Rule 52 or Rule 53, are mandatory requirements. There is no applicable criterion.</p>

Rules	Criteria
<p>R52</p> <p>If Rule 51 or Rule 53 is not met for all new dwellings (including in established areas), as well as extensions and alterations that increase the gross floor area by more than 50%, then water storage of the following capacity are provided on-site for each dwelling:</p> <p>a) &lt;300m<sup>2</sup> block</p> <ul style="list-style-type: none"> <li>i) No minimum water storage requirement</li> <li>ii) minimum ★★★ rated plumbing fixtures</li> </ul> <p>b) small block: 300 – 499m<sup>2</sup></p> <ul style="list-style-type: none"> <li>i) minimum storage: 2000 litres</li> <li>ii) 50% or 75m<sup>2</sup> of roof area, whichever is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps</li> </ul> <p>c) medium block: 500-800m<sup>2</sup></p> <ul style="list-style-type: none"> <li>i) minimum storage: 4000 litres</li> <li>ii) 50% or 100m<sup>2</sup> of roof area, whichever is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps</li> </ul> <p>d) large block: &gt;800m<sup>2</sup></p> <ul style="list-style-type: none"> <li>i) minimum storage: 10,000 litres</li> <li>ii) 50% or 125m<sup>2</sup> of roof area, whichever is the lesser, is connected to the tank and the tank is connected to at least the toilet, laundry cold water and all external taps</li> </ul>	<p>This rule, or Rule 51 or Rule 53, are mandatory requirements. There is no applicable criterion.</p>
<p>R53</p> <p>If Rule 51 or Rule 52 is not met for all new dwellings (including in established areas), as well as extensions and alterations that increase the gross floor area by more than 50%, a greywater system captures all bathroom and laundry greywater and treats it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps.</p>	<p>This rule, or Rule 51 or Rule 52, are mandatory requirements. There is no applicable criterion.</p>

## Part C(2) – Single Dwelling Housing - Additional Controls for Deakin and Forrest

This part of the Code applies to development applications for single dwelling housing in Deakin, Sections 5-8 and Forrest, Sections 20-22 and 26-27. It provides additional controls to, or controls that are to be applied in lieu of, those in C(1) for single dwelling housing. The controls have been applied due to the distinctive environmental quality of these historic Sections of South Canberra, particularly in relation to streetscape, block size, on site landscape and built form.

These controls are either in addition to, or in lieu of, those in Part C(1). Where a control is in addition to one contained in Part C(1) it will be identified with the words '**Additional Control**' in the Item title bar. Where a control is in lieu of one contained in Part C(1) it will identify which control it replaces.

Parts A, B and C(1) of this Code also apply.

### Element 2: Building and Site Controls

#### Intent:

- a) To ensure that buildings are compatible, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.
- b) To ensure buildings are designed and sited to provide privacy between neighbours

Rules	Criteria
<b>2.1 Height</b> (Additional Control)	
R54 Buildings do not exceed 11.5 m in height above natural ground level.	This is a mandatory requirement. There is no applicable criterion.
<b>2.2 Plot Ratio</b> (Replaces A(1) R4 and Additional Control for RZ2)	
R55 Maximum site density does not exceed a plot ratio of 35%.	Buildings to be limited in scale to ensure compatibility with adjacent development.
<b>2.3 Front Street Setbacks</b> (Replaces R30)	
R56 Buildings are setback a minimum of 10 m from the front street boundary.	C56 Front street setbacks respect the established building lines of surrounding properties.
<b>2.4 Side and Rear Setbacks</b> (Replaces R31 and R32)	
There is no applicable rule.	C57 Buildings and other structures are sited and designed to protect a reasonable amount of privacy and solar access to adjacent dwellings and their private open space.

### Element 3: Built Form

**Intent:**

- a) To ensure that buildings are compatible, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.

Rules	Criteria
<b>3.1 Materials and Finish</b> (Additional Control)	
R58 Buildings are constructed: a) of masonry materials b) with pitched roofs, except where alterations and/or additions are proposed to existing flat roofed houses.	C58 Building materials are compatible and complement adjacent development.

### Element 5: Amenity

**Intent:**

New development blends into the landscape setting and character of the locality

Rules	Criteria
<b>5.1 Landscaping</b> (Additional Control)	
There is no applicable rule.	C59 An evaluation of exiting trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.

## Part C(3) - Single Dwelling Housing - Compact Blocks in New Estates

This part of the Code applies to development applications for single dwelling housing on Compact Blocks, ie. blocks having a site area 250m<sup>2</sup> or less. Part B of the Code also applies. Part A of the Code does not apply.

Residential compact blocks provide opportunities within Residential Zones for small household blocks of up to, and including, 250m<sup>2</sup>. Residential compact blocks aim to increase the range of housing alternatives in new estates and entry price points to meet the diverse housing requirements of the Canberra community. Single dwelling housing on compact blocks is one tool for the delivery of affordable housing.

### Element 2: Building and Site Controls

#### Intent:

- a) To ensure buildings complement the built form, siting and scale of surrounding properties and are of an appropriate residential character
- b) To ensure buildings are designed and sited to:
  - i) Provide privacy between neighbours and between occupants and the public
  - ii) Provide adequate light and natural ventilation between dwellings
  - iii) Contribute to attractive streetscapes

Rules	Criteria
<b>2.1 Height – RZ1 Zone</b>	
R60 Buildings do not exceed 2 storeys. Attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling.	This is a mandatory requirement. There is no applicable criterion.
<b>2.2 Height – Other Zones</b>	
R61 Buildings do not exceed 2 storeys. Attics, basements or basement car parking are permitted.	This is a mandatory requirement. There is no applicable criterion.
<b>2.3 Front Street Setback (including both frontages on a corner block)</b>	
R62 Front setbacks are a minimum of: a) 3m to lower floor level and upper floor level of the dwelling; b) 5.5m to the garage or carport.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<p>Except</p> <p>c) for a rear loading block, minimum front setback to the rear lane:</p> <ul style="list-style-type: none"> <li>i) 0m to lower floor level and upper floor level of the dwelling;</li> <li>ii) 0m to the garage or carport.</li> </ul> <p>Or</p> <p>d) Where adjoining pedestrian paths with a width of 6 metres or less, minimum front setback to the pedestrian path:</p> <ul style="list-style-type: none"> <li>i) 0m to lower floor level and upper floor level of the dwelling;</li> <li>ii) 0m to the garage or carport.</li> </ul>	
<b>2.4 Rear Setback</b>	
<p>R63</p> <p>Rear setbacks are a minimum of:</p> <ul style="list-style-type: none"> <li>a) for single storey dwelling – 3m;</li> <li>b) for two storey dwelling – 4m to lower floor level and upper floor level.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.5 Side Setback</b>	
<p>R64</p> <p>Side setbacks are a minimum of:</p> <ul style="list-style-type: none"> <li>a) Lower floor level: <ul style="list-style-type: none"> <li>i) 0 m to both side boundaries; or</li> <li>ii) 0 m to one side boundary and 900mm to blank wall or 1.5 m to windows or doors facing the side boundary.</li> </ul> </li> <li>b) Upper floor level: <ul style="list-style-type: none"> <li>i) 0 m to both side boundaries; or</li> <li>ii) 0 m to one side boundary and 900mm to blank wall or 1.5 m to windows facing the side boundary, with sill heights to be <math>\geq</math> 1.7 m from the floor or with permanently fixed panes of obscure glass.</li> </ul> </li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>2.6 Side Setback – Corner Block</b>	
<p>R65</p> <p>Side setbacks for a corner block are a minimum of:</p> <p>a) for <i>lower floor level</i>:</p> <ul style="list-style-type: none"> <li>i) 3m to the shorter side boundary and 0m to the longer side boundary; or</li> <li>ii) 3m to the shorter side boundary and 900mm to blank walls and 1.5m to windows and doors facing the longer side boundary.</li> </ul> <p>Except for a rear loading block:</p> <ul style="list-style-type: none"> <li>iii) 0m to both side boundaries; or</li> <li>iv) 0m to the shorter side boundary and 900mm to blank walls and 1.5m to windows or doors facing the longer side boundary.</li> </ul> <p>b) for <i>upper floor level</i>:</p> <ul style="list-style-type: none"> <li>i) 3m to the shorter boundary and 0m to the longer boundary; or</li> <li>ii) 3m to the north facing boundary and 0m where the lower floor level is built to the side boundary, otherwise 900mm to blank walls and 1.5m to windows facing the side boundary with a sill height <math>\geq 1.7</math>m above the upper floor level finished floor level or to windows with permanent fixed panes of obscure glass</li> </ul> <p>except for a rear loading block;</p> <ul style="list-style-type: none"> <li>iii) 0m where the lower floor level is built to the side boundary, otherwise 900mm to blank walls and 1.5m to windows facing the side boundary with a sill height <math>\geq 1.7</math>m above the upper floor level finished floor level or to windows with permanent fixed panes of obscure glass.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 3: Built Form

### Intent:

- a) To provide a high amenity interface with adjacent standard block development
- b) To ensure that fencing will assist in providing privacy to open space areas
- c) To contribute to attractive streetscapes

Rules	Criteria
<b>3.1 Materials and Finishes</b>	
<p>R66</p> <p>Metal roofing and/or metal walling is painted or pre-coloured other than in white or off-white. A finish is white or off-white when, compared to <i>Australian Standard AS 2700 – Colour Standards for General Purposes</i>, the colour which under that standard that most closely matches the finish is any of the following colour codes or names under that standard:</p> <ul style="list-style-type: none"> <li>a) Y31 (Lily Green), Y33 (Pale Primrose), or Y35 (Off White);</li> <li>b) X33 (Warm White);</li> <li>c) R32 (Apple Blossom), R33 (Ghost Gum);</li> <li>d) B33 (Mist Blue), or B35 (Pale Blue</li> <li>e) G42 (Glacier);</li> <li>f) N14 (White).</li> </ul>	<p>C66</p> <p>Roofing and/or wall finish to avoid glare.</p>
<b>3.2 Interface</b>	
<p>R67</p> <p>Front fences and courtyard walls are a maximum height:</p> <ul style="list-style-type: none"> <li>a) of 1200mm and constructed of transparent style materials with one portion up to a maximum height of 1500mm where located adjacent to the dwelling's main area or private open space; or</li> <li>b) as specified in a Precinct Code applying to the site.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R68</p> <p>Where a fence or courtyard wall is forward of the building line and is required to screen private open space on a corner block, the wall or fence is:</p> <ul style="list-style-type: none"> <li>a) minimum front setback: 2m;</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
b) maximum height: 1.8m except where permitted by the <i>Residential Boundary Fences General Code</i> .	

#### Element 4: Parking and Site Access

##### Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide sufficient, convenient, accessible and safe parking to meet the needs of the residents
- c) To ensure that parking facilities do not detract from the streetscape amenity and surveillance of the street
- d) To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards

Rules	Criteria
<b>4.1 Vehicle Access</b>	
R69 For <i>front loaded blocks</i> , there is one driveway and kerb crossing for each block with a width of 3 m at the front street boundary.	This is a mandatory requirement. There is no applicable criterion.
<b>4.2 Parking</b>	
R70 Notwithstanding the provisions of R62 & R63, car parking is provided and located on the block as follows: a) for a 1 bedroom dwelling - 1 space setback 0m from the front street boundary where not provided as a garage or carport; except for a rear loading block – 1 space setback 0m from the rear lane. b) for a dwelling containing 2 or more bedrooms - 2 spaces accommodated in tandem setback 0m from the front street boundary, where not provided as a garage or carport; except for a rear loading block – 2 spaces setback 0m from the rear lane;	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<p>R71</p> <p>For <i>rear loaded blocks</i>, vehicle access is to be provided from a rear lane only. No car accommodation is to be provided to the front street boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R72</p> <p>For <i>rear loaded blocks</i>, finished floor levels of car accommodation are to match the verge levels provided at the property boundary. Changes to verge levels will not be permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R73</p> <p>No infill panels are to be provided to any carport.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R74</p> <p>Minimum side setback of 0 m to any carport or garage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>4.3 Circulation/Pedestrian Access</b></p>	
<p>R75</p> <p>Pedestrian access is to be provided from the street address.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 5: Amenity

### Intent:

- a) Development is sited and designed to promote energy efficiency and maximise solar access to private open space and living areas of dwellings
- b) Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling

Rules	Criteria
<b>5.1 Solar Access</b>	
R76 Development is sited to allow the main daytime living areas and private open space of the dwelling to have a northerly orientation.	C76 The orientation of the dwelling optimises solar access to living areas and the private open space.
<b>5.2 Private Open Space</b>	
R77 The development provides at least one area of private open space to meet the following minimum requirements: <ul style="list-style-type: none"><li>a) At ground level and directly accessible from a main daytime living area of the dwelling</li><li>b) A minimum dimension of 3 m x 3 m.</li></ul>	This is a mandatory requirement. There is no applicable criterion.

## Element 6: Environment

### Intent:

- a) To encourage the efficient use of water resources
- b) Note: Refer to Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design

Rules	Criteria
<b>6.1 Water Sensitive Urban Design</b>	
R78 Minimum ★★★ rated plumbing fixtures are provided to the dwelling.	This is a mandatory requirement. There is no applicable criterion.

## Element 7: Services

### Intent:

- a) To provide site facilities and service areas and design them to be convenient and visually attractive

Rules	Criteria
<b>7.1 Site Facilities</b>	
R79 A storage space for mobile garbage and recycling bins is to be provided, to allow bins to be screened from public view.	This is a mandatory requirement. There is no applicable criterion.
R80 External clothes drying facilities are to be provided. These facilities are to be screened from public view.	This is a mandatory requirement. There is no applicable criterion.