

**Table 1: General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R30**

1 R-Code	2 Dwelling type	3 Minimum site area per dwelling (m <sup>2</sup> )	4 Minimum lot area/rear battlease (m <sup>2</sup> )	5 Minimum frontage (m)	6 Open space		7 Minimum setbacks (m)		
					min total (% of site)	min outdoor living (m <sup>2</sup> )	primary street	secondary street	other/rear
R2	Single house or grouped dwelling	Min 5000	-	50	80	-	20	10	10
R2.5	Single house or grouped dwelling	Min 4000	-	40	80	-	15	7.5	7.5
R5	Single house or grouped dwelling	Min 2000	-	30	70	-	12	6	*/6
R10	Single house or grouped dwelling	Min 875 Av 1000	925	20	60	-	7.5	3	*/6
	Multiple dwelling	1000	-	20	-	-	7.5	3	*/6
R12.5	Single house or grouped dwelling	Min 700 Av 800	762.5	17	55	-	7.5	2	*/6
	Multiple dwelling	800	-	20	-	-	7.5	2	*/6
R15	Single house or grouped dwelling	Min 580 Av 666	655	12	50	-	6	1.5	*/6
	Multiple dwelling	666	-	20	-	-	6	1.5	*
R17.5	Single house or grouped dwelling	Min 500 Av 571	587.5	12	50	36	6	1.5	*
	Multiple dwelling	571	-	20	-	-	6	1.5	*
R20	Single house or grouped dwelling	Min 350 Av 450	450	10	50	30	6	1.5	*
	Multiple dwelling	450	-	20	-	-	6	1.5	*
R25	Single house or grouped dwelling	Min 300 Av 350	425	8	50	30	6	1.5	*
	Multiple dwelling	350	-	20	-	-	6	1.5	*
R30	Single house or grouped dwelling	Min 260 Av 300	410	-	45	24	4	1.5	*
R35	Single house or grouped dwelling	Min 220 Av 260	395	-	45	24	4	1.5	*
R40	Single house or grouped dwelling	Min 180 Av 220	380	-	45	20	4	1	*
R50	Single house or grouped dwelling	Min 160 Av 180	380	-	40	16	2	1	*
R60	Single house or grouped dwelling	Min 120 Av 150	380	-	40	16	2	1	*
R80	Single house or grouped dwelling	Min 100 Av 120	380	-	30	16	1	1	*

All standards for single house or grouped dwellings within R100, R160 and R-AC areas are as for the R80 Code

### Legend

- ◆ subject to variations permitted under clause 5.1.1 C1.4
- ▼ only applies to **single houses**
- **secondary street:** includes **communal street**, private street, **right-of-way** as street
- indicated not applicable
- \* see **Tables 2a and 2b** and clause 5.1.3
- Av. average **site area**

**Table 2a: Boundary setbacks - Walls with no major openings**

Wall height (m)	Wall length (m)																
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25			
3.5 or less*	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5		
4.0	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.8		
4.5	1.1	1.5	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.8	1.8	1.9	2.0	2.0	2.3		
5.0	1.1	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.9	1.9	2.0	2.1	2.2	2.2	2.7		
5.5	1.2	1.5	1.5	1.5	1.6	1.7	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.2	3.0		
6.0	1.2	1.5	1.5	1.5	1.6	1.8	1.9	2.0	2.0	2.1	2.1	2.2	2.2	2.4	2.8		
6.5	1.2	1.5	1.5	1.6	1.7	1.9	2.0	2.1	2.1	2.2	2.2	2.3	2.3	2.7	3.0		
7.0	1.2	1.5	1.5	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.3	2.4	2.5	2.8	3.3		
7.5	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.5	2.6	2.6	3.0	3.5		
8.0	1.3	1.5	1.6	1.7	1.9	2.1	2.2	2.4	2.4	2.5	2.6	2.7	2.7	3.1	3.8		
8.5	1.4	1.6	1.7	1.8	2.0	2.2	2.3	2.5	2.6	2.7	2.8	2.9	3.0	3.3	4.1		
9.0	1.4	1.7	1.7	1.8	2.0	2.3	2.4	2.6	2.7	2.8	2.9	3.0	3.0	3.6	4.3		
9.5	1.4	1.7	1.8	1.9	2.1	2.4	2.5	2.7	2.8	2.9	3.0	3.2	3.2	3.8	4.6		
10.0	1.5	1.8	1.9	2.0	2.2	2.4	2.6	2.8	2.9	3.0	3.1	3.3	4.0	4.8			

Take the nearest higher value for all intermediate **height** and length values.

\* Possible nil **setback** in accordance with clause 5.1.3.

**Table 2b: Boundary setbacks - Walls with major openings**

Wall height (m)	Wall length (m)																
	9 or less	10	11	12	13	14	15	16	17	18	19	20	25	Over 25			
3.5 or less*	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5		
4.0	1.8	2.0	2.2	2.4	2.5	2.7	2.8	3.0	3.1	3.3	3.4	3.6	4.5	5.0			
4.5	2.0	2.2	2.4	2.6	2.8	3.0	3.1	3.2	3.4	3.7	3.8	4.0	4.8	5.4			
5.0	2.3	2.5	2.6	2.8	3.0	3.2	3.3	3.5	3.7	3.9	4.0	4.2	5.1	5.7			
5.5	2.5	2.7	2.9	3.1	3.3	3.5	3.6	3.7	3.9	4.2	4.4	4.6	5.5	6.0			
6.0	2.8	3.0	3.1	3.3	3.5	3.8	3.9	4.0	4.2	4.5	4.7	4.9	5.7	6.3			
6.5	3.0	3.2	3.4	3.6	3.8	4.1	4.1	4.2	4.4	4.7	4.9	5.2	6.1	6.6			
7.0	3.3	3.5	3.7	3.8	4.1	4.3	4.4	4.6	4.8	5.0	5.2	5.5	6.4	7.0			
7.5	3.5	3.7	3.9	4.2	4.4	4.6	4.7	4.9	5.1	5.3	5.5	5.7	6.6	7.3			
8.0	3.8	4.0	4.2	4.4	4.6	4.9	5.0	5.2	5.4	5.6	5.8	6.0	7.0	7.7			
8.5	4.0	4.3	4.5	4.7	4.9	5.2	5.3	5.5	5.7	5.9	6.1	6.3	7.3	8.0			
9.0	4.3	4.5	4.7	5.0	5.2	5.4	5.6	5.8	6.0	6.2	6.4	6.6	7.6	8.3			
9.5	4.6	4.8	5.0	5.2	5.4	5.7	5.8	6.0	6.2	6.4	6.6	6.9	8.0	8.7			
10.0	4.8	5.0	5.2	5.4	5.7	6.0	6.1	6.3	6.5	6.7	6.9	7.2	8.2	9.0			

Take the nearest higher value for all intermediate **height** and length values.

**Table 3: Maximum building heights**

Maximum building heights (i)	Category		
	A	B	C
Tops of external wall (roof above) (ii)	3m	6m	9m
Top of external wall (concealed roof)	4m	7m	10m
Top of pitched roof (iii) (iv)	6m	9m	12m

- i. Category B will apply unless a **scheme**, the relevant **local planning policy**, **local structure plan** or **local development plan** requires the application of category A (generally single level **development**) or category C (development on three levels) or an alternative standard.
- ii. Gable **walls** above eaves height:
  - less than 9m long: exempted
  - greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height.
- iii. Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length.
- iv. Applies to roof pitches up to 25 degrees. In some localities steeper pitches may be required and greater height permitted in accordance with the provisions of the **scheme**, the relevant **local planning policy**, **local structure plan** or **local development plan**.

**Table 4: General site requirements for multiple dwellings in areas coded R30 or greater, within mixed use development and/or activity centres**

1 R-Code	2 Maximum plot ratio	3 Minimum open space (% of site)	4 Minimum primary street boundary setback (m)	Secondary street setback (m)	5 Maximum height <sup>a</sup> (m)		6 Maximum height of walls built up to boundary (m)		
					Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	Maximum height	Average
R30	0.5	45	4	1.5	6	7	9	3.5	3
R35	0.6	45	4	1.5	6	7	9	3.5	3
R40	0.6	45	4	1.5	6	7	9	3.5	3
R50	0.6	45	2	2	9	10	12	3.5	3
R60	0.7	45	2	2	9	10	12	3.5	3
R80	1.0	(b)	2	2	12	13	15	7	6
R100	1.25	(b)	2	2	12	13	15	7	6
R160	2.0	(b)	2	2	15	16	18	7	6
<b>Multiple dwellings within mixed use development and activity centres</b>									
R-AC0(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
R-AC1	3.0(c)	(c)	2	2(c)	27(c)	28(c)	30(c)	14(c)	12(c)
R-AC2	2.5(c)	(c)	2	2(c)	20(c)	21(c)	23(c)	10.5(c)	9(c)
R-AC3(d)	2.0(c)	(c)	2	2(c)	18(c)	19(c)	21(c)	7(c)	6(c)

Notes:

- (a) Maximum height as defined in Table 4 does not supersede any height controls which are defined in **scheme**, the relevant **local planning policy**, **local structure plan** or **local development plan**.
- (b) Refer to local structure plan or local development plan which sets out **development** requirements.
- (c) Controls can be varied when R-AC is introduced into a scheme.
- (d) Residential elements of **mixed use development** within non R-Coded land is to be assessed against R-AC3 provisions.
- (e) **Residential development** in land zoned "R-IC" is to be assessed under the provisions of R-AC3.
- (f) **Plot ratio** defined within R-AC R-Codes are for the residential component within mixed use development and **activity centres**.

**Table 5: Minimum lot boundary side set backs for sites R80 – 160 and/or greater and R-AC R-Codes**

Side setback in metres (m)	Width of the lot in metres (m)	
	≤14	≥16
3	15 <td>4</td>	4
3.5		
4		

**Notes:**

- (a) **Setbacks** do not apply to eaves and sun shading devices.
- (b) Setback requirements in Table 5 do not supersede any controls which are defined in a **scheme, local structure plan, activity centre plan, local development plan, local planning strategy or local planning policy.**