



**POLICY**

**DEVELOPMENT WITHIN THE SPECIAL  
RESIDENTIAL ZONES**



## DEVELOPMENT WITHIN THE SPECIAL RESIDENTIAL ZONES

**To provide a consistent development control approach to the Special Residential zone for aspects not specifically covered in the Town Planning Scheme in order to maintain the residential amenity of the area.**

Adopted:	13/11/2002 #203
Last reviewed:	27/09/2006 #519 28/04/2010 #105 <b>11/07/2012 #163</b>
Legal Authority	Town Planning Scheme #2

### Policy:

#### 1. Building Envelopes

The criteria for the initial designation and variation of Building Envelopes is reflected in Division 7 (6.10.3) (e-i) of Town Planning Scheme No. 2.

- 1.1 Should the landowner require a building envelope in excess of these parameters, the matter should be considered by Council having regard to the effect that such a building envelope will have on the amenity of the Special Residential Zone.
- 1.2 Where a variation is proposed which reduces the distance between the building envelope and the side and rear lot boundary to less than 4 metres, the proponent shall provide written support from the landowners of adjoining lots towards which the building envelope setback reduction is proposed at the time of lodgement of the request for variation. Such written support should be in the form of pro-forma reflected in attachment B.
- 1.3 Variations to building envelopes should not result in separation distances between the building envelope and boundary of less than 3 metres (except adjacent to a area of Public Open Space or Pedestrian Access Way where the minimum setback being 2 metres) and not result in separation distances between building envelopes on adjoining lots being less than 7 metres.
- 1.4 In addition to the requirements of Division 7 Clause 6.10.3 (f) & (i) of the Scheme, development and activities which require the issue of a licence required by Council or that involves the removal of vegetation shall be established within the building envelope.
- 1.5 Formal gardens should be located within building envelopes with planting outside the building envelope generally being limited to rehabilitation of native vegetation.

2. Screen Fencing

- 2.1 In considering an application for a screen type fence, Council shall consider sufficient justification exists in terms of providing privacy and/or safety.
- 2.2 Fences or walls must comply with the following standards:
- The condition, scale and colour of the fence does not detract from the rural amenity of the area. Fences such as brushwood, timberlap and Colourbond are acceptable subject to being finished in suitable colours (e.g. olive green, browns or a neutral colour). Fibro fences are not acceptable.
  - Shall not exceed 1.8 metres in height.
  - Sufficient vegetation be planted to soften the impact to the street and surrounding properties.
  - The fencing shall not be established between the dwelling and the primary public road.
  - The fence is completely within the building envelope but does not wholly enclose an area of greater than 15% of the area of the building envelope (including gates).
  - The fence does not obstruct significant views or landscape features.

3. Bore Location

- 3.1 All bores to comply with the requirements of the Department of Environment.
- 3.2 Can be located outside the building envelope providing that no vegetation is affected.
- 3.3 All bores to be established in accordance with the Manager Environmental Health Services recommendation, with a minimum of 30 metres from on-site effluent disposal systems.

4. Driveways

- 4.1 The construction of a driveway(s) within the Special Residential Zone does not require planning approval, although the construction of a crossover requires Council approval under the Local Government Act.

5. Non-Commercial Vehicles

- 5.1 In considering requests to keep private vehicles such as caravans, recreational vehicles, boats and trailers that exceed 3 metres in height and/or cannot be completely housed within a domestic garage approved by Council, the parking of such vehicles must comply with the following standards:
- The vehicle must be parked wholly within the property boundary (i.e. no verge or street parking permitted).
  - Adequate screen type planting to the neighbouring properties and street must be installed and maintained to the satisfaction of Council.
  - The vehicle must not be parked closer than 4 metres from any boundary.
  - The vehicle must be kept in a neat and tidy condition and in working order.

6. Outbuildings

6.1 Outbuildings are not to exceed 100sqm in area:

- With enclosed structures such as garages/sheds/workshops being limited to a maximum aggregate area of 75sqm. The remainder may include unenclosed structures (90% open walled) such as patios and gazebos.

7. Front Fencing

7.1 Council will generally support the installation of formal gates with supports built of brick, stone, or limestone. The proponent should demonstrate that the gates open inwards and are visually permeable, and that the supports will not detract from the amenity of the area or compromise the safe movement of vehicles.