

Appendix A: Upper Stebbings and Glenside West chapter – Tracked Changes

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Whanake - Upper Stebbings and Glenside West, Development Area - Upper Stebbings and Glenside West Chapter as recommended by the relevant section 42A Reporting officer.

Green underline and ~~strike-out~~: show additions and deletions recommended in the Tranche 2 Wrap Up report.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Whanake - Upper Stebbings and Glenside West

Development Area - Upper Stebbings and Glenside West

DEV3

Development Area: Upper Stebbings and Glenside West

Introduction

The Upper Stebbings and Glenside West developments are some of the final stages of urban development in the northern suburbs. The areas have been identified for urban development since the 1970s. At a regional level they contribute to a compact urban form by developing greenfield areas within the existing urban extent. They are also strategically located with easy access to State Highway 1 and the railway spine and not far from existing town centres and facilities.

A vision and set of development principles were developed for these areas through engagement with the surrounding communities in 2018. The vision that was developed is as follows:

People living in a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

A master planning process was then undertaken based on the vision and principles. Extensive earthworks modelling, landscape, ecological and transport studies, as well as a cultural values and local history report were produced and taken into account in this process. The provisions in this Development Area and the layout of the Development Plan are based on the Upper Stebbings Glenside West Concept Masterplan (20 October 2020) and can be viewed on the Planning maps. The concept masterplan was again circulated with the community in 2020 for feedback. The feedback gained from this process helped to inform the Development Plan and objectives, policies and rules included in this chapter as well as the requirements that manage development in the area in Appendix 13.

The Development Plan is divided into 'build' and 'no build areas' ~~due~~ to reflect the topography of the area and natural features. The build areas are intended as the areas where buildings will be located. This will be predominantly residential buildings with the potential for a community facility should one be found necessary in the future. The no build areas are intended to contain a mix of natural open space and the balance of residential lots, although there is a need for some flexibility with regard to the boundary of the no build area. Land located under existing transmission lines is also in 'no build' areas and part of the open space network. While no residential buildings are anticipated in the no build areas, it is expected that earthworks to facilitate the Development Plan layout and residential building platforms will be required in the no build area, for example for access and creation of building platforms in the build area. It is also expected that residential lots will encompass both build and no build areas. A moderate scale of earthworks are anticipated to enable development in the build areas.

Upper Stebbings is an extension of Churton Park. The existing bus service on Melksham Drive will be extended to provide public transport services. Cycle and walking infrastructure will be planned up front and integrated into the earthwork and subdivision design of the neighbourhood. Water sensitive design will be used to incorporate best practice infrastructure, improving water quality and runoff effects.

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, Significant Natural Areas and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

Application of objectives, policies, rules, and standards:

In this chapter 'Development Plan' refers to the Development Area spatial layer of the ePlan. The Development Plan establishes and identifies areas appropriate for residential development, as well as indicative location of roads and neighbourhood parks. For Upper Stebbings and Glenside West the Development Plan also identifies 'no build' areas.

The objectives, policies, rules, and standards of the Development Area chapter apply to all activities within the Development Area. All activities within the Development Area must be assessed in accordance with DEV3-R1. The rules of the underlying zone apply in conjunction with DEV3-R1.

The policies of the underlying zone are only applicable to activities in the Development Area where they are a relevant matter of control or matter of discretion in that zone. Where there are any inconsistencies between policies for the underlying zoning and policies in this Development Area chapter, the policies in this chapter shall prevail.

~~Where there are any inconsistencies between provisions for the underlying zoning or district wide matters and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.~~

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
DEV3-O1	<p>Purpose</p> <p>Upper Stebbings and Glenside West are well-connected neighbourhoods that accommodate new residential growth supported by community and open space activities.</p>
DEV3-O2	<p>Activities and development</p> <p>Activities are carried out in an integrated and coordinated way <u>in general accordance with the zone boundaries and Development Plan.</u></p>
DEV3-O3	<p>Amenity and Design</p> <p>Development in the Upper Stebbings and Glenside West Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV3-O4	<p>Natural Environment</p> <p><u>The natural green backdrop provided by the ridgetop Marshalls Ridge and Aa</u> access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
Policies	

DEV3-P1	<p>Activities</p> <p>Enable activities that are in <u>general</u> accordance with the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Enable construction of residential buildings to be contained <u>generally</u> within the Build Areas; and 2. Enable activities in the No Build Areas that: <ol style="list-style-type: none"> a. Are associated with open space and recreation activities; or b. Are activities that facilitate residential activities in the Build Areas.
DEV3-P2	<p>Residential activities</p> <p>Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfil the intent of the Subdivision Design Guide and Residential Design Guide.
DEV3-P3	<p>Potentially compatible activities</p> <p>Only allow activities that are not in general accordance with the Development Plan in the Planning Maps or the requirements in Appendix 13 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV3-P1 and DEV3-P4; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV3-O1 above.
DEV3-P4	<p>Coordinated development</p> <p>Ensure that land development and subdivision in the Upper Stebbings and Glenside West Development Area is undertaken in an integrated and coordinated manner and:</p> <ol style="list-style-type: none"> 1. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 2. Provides safe and convenient access to a well-connected transport network, including roads, public transport links and continuous walking and cycling routes that assist in reducing carbon emissions and traffic congestion; 3. Ensures that all dwellings are within walking distance of a neighbourhood park 4. Ensures that a variety of open space types are provided across the Development Area to create a logical open space network; 5. Provides access and connections to and within natural open spaces and reserves; 6. Protects the natural ridgetop <u>of Marshalls Ridge</u> around the Upper Stebbings valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network; 7. Achieves hydraulic neutrality over the Development Area; 8. Avoids buildings and sensitive activities located in overland flow paths, stream corridors or ponding areas; and 9. Avoids fragmentation of sites in a manner that may compromise the appropriate form or nature of future urban development.
DEV3-P5	<p>Amenity and design</p>

	<p>Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide; 2. Creates an accessible environment for people of all ages and mobility; 3. Provides a safe and convenient road network for people that promotes a sense of security and allows informal surveillance; and 4. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
DEV3-P6	<p><u>Flexibility of boundaries</u></p> <p><u>Allow minor variations to zone boundaries including extensions into the no build area where it can be demonstrated that use and development:</u></p> <ol style="list-style-type: none"> 1. <u>Is a logical extension of urban development that supports or is complementary to adjacent existing or planned medium density residential use;</u> 2. <u>Maintains access and connections to natural open space;</u> 3. <u>Maintains the connectivity and cohesiveness of the streetscape; and</u> 4. <u>Avoids adverse effects on significant natural areas, the ridgetop Marshalls Ridge, and loss of stream extent.</u>
Rules: Land use activities in Build Areas	
DEV3-R1	<u>All activities</u>
	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The activity is permitted in the underlying zone;</u> b. <u>Compliance with DEV3-S1, DEV3-S2, and DEV3-S3 is achieved; and</u> c. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13.</u>
	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.1.a or DEV3-R1.1.b cannot be is not achieved; and</u> b. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13</u> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> 2. <u>The matters in DEV3-P1, DEV3-P2, DEV3-P3, DEV3-P4, DEV3-P5, and DEV3-P6.</u>
	<p>3. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.2.b cannot be is not achieved.</u>
DEV3-R1	<u>Residential activities</u>

-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than three residential units occupy the site.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R1.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>3. The matters in DEV3-P2; and</p> <p>4. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R1.2 is precluded from being either publicly or limited notified.</p>
DEV3-R2	Construction activities
-	<p>1. Activity status: Permitted</p>
DEV3-R3	Recreation activities
-	<p>1. Activity status: Permitted</p>
DEV3-R42	Organised sport and recreation activities
	1. Activity status: Permitted
DEV3-R5	Mobile commercial activities ancillary to permitted recreation and conservation activities
-	<p>1. Activity status: Permitted</p>
DEV3-R63	Educational Facilities
	1. Activity status: Permitted
DEV3-R74	Emergency Service Facilities
	1. Activity status: Permitted
DEV3-R85	Public transport facilities
	1. Activity status: Permitted
DEV3-R9	Home Business
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</p> <p>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p>

	<p>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</p> <p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <p style="padding-left: 20px;">i. Goods retailed online and do not result in customer visits to the site, or</p> <p style="padding-left: 20px;">ii. Goods ancillary and related to a service provided by the home business.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with any of the standards in DEV3-R9.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent and effects of non-compliance with any requirement not met; and</p> <p style="padding-left: 20px;">2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R9.2 is precluded from being publicly notified.</p>
<p>DEV3-R10 Supported residential care activities</p>	
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed ten residents.</p>
	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with DEV3-R10.1.a.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R10.2 is precluded from being publicly notified.</p>
<p>DEV3-R11 Boarding houses</p>	
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed ten guests per night.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with DEV3-R11.1.a cannot be achieved.</p> <p>Matters of discretion are:</p>

-	<p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>-</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R11.2 is precluded from being publicly notified.</p>
DEV3-R12	Visitor accommodation
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with DEV3-R12.1.a cannot be achieved.</p> <p>-</p> <p>Matters of discretion are:</p> <p>-</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>-</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R12.2 is precluded from being publicly notified.</p>
DEV3-R13	Childcare services
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. The maximum number of children who are not normally resident on the site does not exceed ten; and</p> <p style="padding-left: 40px;">b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with DEV3-R13.1.a and DEV3-R13.1.b cannot be achieved.</p> <p>-</p> <p>Matters of discretion are:</p> <p>-</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>-</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R13.2 is precluded from being publicly notified.</p>
DEV3-R14	Retirement Village
-	<p>1. Activity status: Restricted Discretionary</p> <p>-</p> <p>Matters of discretion are:</p> <p>-</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>-</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R14.1 is precluded from being publicly notified.</p>

DEV3-R15	All Other Activities
-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. the activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>
Rules: Land use activities in all areas	
DEV3-R166	Informal recreation activities
	1. Activity status: Permitted
DEV3-R177	Conservation activities
	1. Activity status: Permitted
DEV3-R188	Community Facilities
	1. Activity status: Permitted
DEV3-R199	Gardens, including community gardens
	1. Activity status: Permitted
DEV3-R2010	Mobile commercial activities ancillary to informal recreation and conservation activities
	1. Activity status: Permitted
DEV3-R2111	Parks maintenance and repair
	1. Activity status: Permitted
DEV3-R2212	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
DEV3-R2313	Construction, maintenance, alteration of, or addition to, car parking areas and access
	1. Activity status: Permitted
DEV3-R2414	Any other activity not otherwise provided for as a Permitted Activity
-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>
Rules: Building and structure activities	
DEV3-R25	Maintenance and repair of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV3-R26	Demolition or removal of buildings and structures in all activity areas
	1. Activity Status: Permitted
DEV3-R27	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Built Areas
-	1. Activity status: Permitted

~~Where:~~

- ~~a. Compliance is achieved with:

 - ~~i. DEV3-S1;~~
 - ~~ii. DEV3-S2;~~
 - ~~iii. DEV3-S3;~~
 - ~~iv. DEV3-S4;~~
 - ~~v. DEV3-S5 only in relation to the rear yard boundary setback;~~
 - ~~vi. DEV3-S6;~~
 - ~~vii. DEV3-S7;~~
 - ~~viii. DEV3-S8;~~
 - ~~ix. DEV3-S9;~~
 - ~~x. DEV3-S10; and~~
 - ~~xi. DEV3-S11.~~~~

~~2. Activity status: **Restricted Discretionary**~~

~~Where:~~

- ~~a. Compliance with any of the requirements of DEV3-R27.1 cannot be achieved.~~

~~Matters of discretion are:~~

- ~~1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and~~
- ~~2. The matters in DEV3-P2 and GRZ-P8.~~

~~Notification status:~~

~~An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S5 is precluded from being publicly notified.~~

~~An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S6, DEV3-S7, DEV3-S8, DEV3-S9 or DEV3-S10 is precluded from being publicly or limited notified.~~

DEV3-R28

~~**Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Built Areas**~~

~~1. Activity status: **Restricted Discretionary**~~

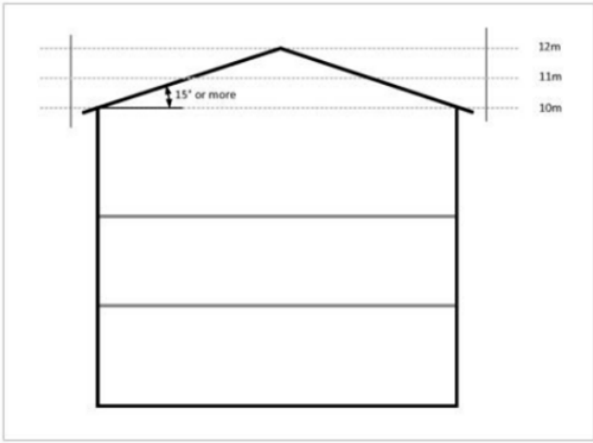
~~Matters of discretion are:~~

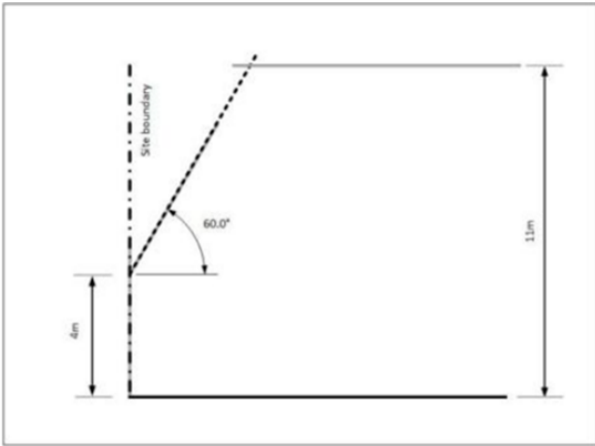
- ~~1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:~~

- ~~a. DEV3-S1;~~
- ~~b. DEV3-S2;~~
- ~~c. DEV3-S3;~~
- ~~d. DEV3-S4;~~
- ~~e. DEV3-S5;~~
- ~~f. DEV3-S12;~~
- ~~g. DEV3-S13;~~
- ~~h. DEV3-S14; and~~
- ~~i. DEV3-S15; and~~

- ~~2. The extent and effect of non-compliance with the requirements in Appendix 13;~~
- ~~3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and~~
- ~~4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and MRZ-P10 for a retirement village.~~

Notification status: An application for resource consent made in respect of rule DEV3-R28.1 is precluded from being publicly notified.	
DEV3-R29	Fences and standalone walls – Build and No Build areas
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with DEV3-S13 is achieved.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-29.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in DEV3-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R29.2 is precluded from being publicly notified.</p>
DEV3-R30	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R30.1 is precluded from being publicly notified.</p>
DEV3-R31	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Build Areas
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Whether the building or structure is associated with a permitted activity in the Build Area;</p> <p>2. The extent and effect of non-compliance with any of the requirements in Appendix 13;</p> <p>3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and</p> <p>4. The matters in DEV3-P1, DEV3-P4, and DEV3-P5.</p>
DEV3-R32	Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area
	1. Activity status: Discretionary
DEV3-R33	Construction of buildings and structures in <u>the Ridgetop-Marshalls Ridge</u>
	1. Activity status: Non-complying

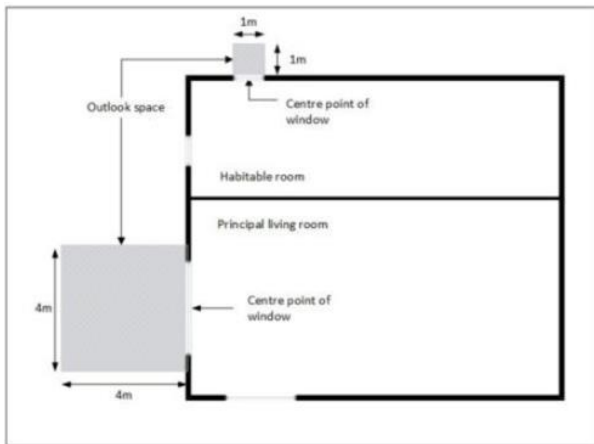
Standards - Build Areas	
DEV3-S1	Building height
<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 25 below:</p> <p style="text-align: center;">-</p> <div style="text-align: center;">  </div> <p style="text-align: center;">-</p> <p>This standard does not apply to:</p> <p style="text-align: center;">-</p> <p style="text-align: center;">a. Fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">1. Streetscape and visual amenity effects;</p> <p style="text-align: center;">2. Dominance, privacy and shading effects on adjoining sites; and</p> <p style="text-align: center;">3. Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone.</p>
DEV3-S12	Maximum height of an accessory building
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.
DEV3-S3	Height in relation to boundary

<p>1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 26 below;</p>  <p>2. For any site within Height Control Area 2: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>-</p> <p>This standard does not apply to:</p> <p>-</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.
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DEV3-S4	Building coverage	
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>		<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
DEV3-S5	Boundary setbacks	
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p>		<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth	
Front	1.5 metres	-

Side	1 metre	-
Rear	1 metre (excluded on corner sites)	-
This standard does not apply to:		
-		
a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and		
b. Fences or standalone walls.		
DEV3-S6	Outdoor living space (per unit)	
1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:		Assessment criteria where the standard is infringed:-
-		-
a. Where located at ground level, has no dimension less than 3 metres; and		1. The extent to which:
b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and		a. The design of the proposed outdoor living space provides a good standard of amenity;
c. Is accessible from the residential unit; and		b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and
d. May be:		c. The availability of public open space in proximity to the site.
i. Grouped cumulatively by area in 1 communally accessible location; or		
ii. Located directly adjacent to the unit; and		
e. Is free of buildings, parking spaces, and servicing and manoeuvring areas; and		
-		
2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:		
a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and		
b. Is accessible from the residential unit; and		
c. May be:		
i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or		
ii. Located directly adjacent to the unit.		
-		
This standard does not apply to:		
-		
1. Multi-unit housing; and		
2. Retirement villages.		
DEV3-S7	Outlook space (per unit)	

1. An outlook space must be provided for each residential unit as specified in this standard;
-
2. An outlook space must be provided from habitable room windows as shown in Diagram 27 below:



3. The minimum dimensions for a required outlook space are as follows:
 -
 - a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 -
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
7. Outlook spaces may be under or over a balcony;
8. Outlook spaces required from different rooms within the same building may overlap; and
9. Outlook spaces must:
 - a. Be clear and unobstructed by buildings; and
 - b. Not extend over an outlook space or outdoor living space required by another dwelling.

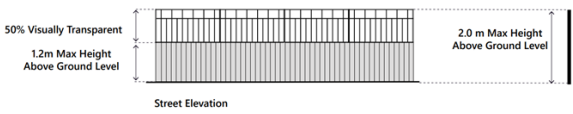
This standard does not apply to:

-
- a. Multi-unit housing; and
- b. Retirement villages.

Assessment criteria where the standard is infringed:-

-
1. The extent to which:
 - a. Acceptable levels of natural light are provided to habitable rooms; and
 - b. The design of the proposed unit provides a healthy living environment.

DEV3-S8	Windows to street	
<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Multi-unit housing; and ii. Retirement villages. 	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety. 	
DEV3-S9	Landscaped area	
<p>5. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>6. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Multi-unit housing; and ii. Retirement villages. 	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable. 	
DEV3-S10	Permeable surface area	
<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Multi-unit housing; and ii. Retirement villages. 	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network. <p>-</p>	
DEV3-S11	Fences and standalone walls	

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 28 below.  <p>DEV3-S11.2 does not apply to a State Highway.</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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DEV3-S12 Minimum residential unit size for multi-unit housing

<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:-</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Residential Unit Type</th> <th style="text-align: left;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m²	b. 1 bedroom unit	40m²	c. 2+ bedroom unit	55m²	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which:- <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes. - - -
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m²								
b. 1 bedroom unit	40m²								
c. 2+ bedroom unit	55m²								

DEV3-S13 Outdoor living space for multi-unit housing

<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <ul style="list-style-type: none"> - <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and - <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which:- <ul style="list-style-type: none"> a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. - - -
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Living Space Type	Minimum Area	Minimum Dimension	
a. Private			
i. Studio unit and 1-bedroom unit	5m²	1.8m	
ii. 2+ bedroom unit	8m²	1.8m	
b. Communal			
i. For every 5 units	10m²	8m	
DEV3-S14	Outlook space for multi-unit housing		
1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and		Assessment criteria where the standard is infringed:-	
2. The outlook space must meet the requirements set out DEV3-S7.		1. The extent to which:	
		a. Acceptable levels of natural light are provided to habitable rooms; and	
		b. The design of the proposed unit provides a healthy living environment.	
DEV3-S215	Minimum density		
1. A minimum density of 25 dwellings per hectare must be achieved.		Assessment criteria where the standard is infringed:	
		1. Whether there are physical or infrastructural constraints restricting compliance; and	
		2. Whether allotments contain undevelopable land (for example structural embankments or streams).	
Standards – Natural Open Spaces Activity Area			
DEV3-S16	Maximum height		
1. The following maximum height limits above ground level must be complied with:		-	
Structure	Maximum height limit above ground level		-
—a. Playground equipment	8m		-
—b. Poles for lighting or surveillance	18m		-
—c. Fences and gates	2m		-
—d. All other buildings and structures	4m		-
DEV3-S17	Maximum gross floor area		
1. Each individual buildings and /or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².		-	
DEV3-S18	Maximum building coverage		
1. Maximum building coverage is 5%.		-	

DEV3-S319		Boundary setbacks	
1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:			
Structure		Minimum boundary setback	
a. Playground equipment		1.5m	
b. All other buildings or structures		10m	