



Residential Development Guidelines

This information brochure has been developed as a guide for the preparation of development applications for residential development within the City of Holdfast Bay.

All development applications seeking provisional Development Plan consent are assessed against the provisions of the appropriate Development Plan. These guidelines have no formal status under the Development Act 1993 but are intended to assist and inform applicants in relation to the assessment of applications for residential development.

This document provides an outline of key policies that are relevant to the assessment of development applications for residential development and generally outlines the level of information that should be supplied.

To ensure that residential proposals adequately address relevant Development Plan policies, applicants should read the residential development policies that are contained within the City of Holdfast Bay Development Plan.

The City of Holdfast Bay Development Plan can be viewed at:

- City of Holdfast Bay Municipal Office:
24 Jetty Road, Brighton
- Planning SA website:
www.planning.sa.gov.au/edp/pdf/hob.pdf
- Planning SA: 5th Floor, Roma Mitchell House,
136 North Terrace, Adelaide

For general information regarding planning and building requirements in the City of Holdfast Bay, contact Council's Strategy & Development Department on telephone (08) 8229 9999 or at 24 Jetty Road, Brighton; alternatively, refer to Council's website: www.holdfast.sa.gov.au.



CONTENTS	Page
1.0 Introduction	2
1.1 Outline	2
1.2 Performance-based Policy	2
1.3 Types of Development	2
1.4 Other Council Information Sheets	3
2.0 Residential Zones	3
2.1 Zoning Map	5
3.0 Residential Design	6
3.1 Site Analysis	6
3.2 Character & Streetscape Protection	6
3.3 Dwelling Types	7
4.0 Design Requirements	8
4.1 Building on Sloping Sites	8
4.2 Site Coverage	8
4.3 Building Height	9
4.4 Street Boundary Setbacks	11
4.5 Other Setbacks	12
4.6 Car Parking and Access	13
4.7 Site Facilities and Storage	15
4.8 Garages, Carports and Fences	15
4.9 Private Open Space	16
4.10 Landscaping	17
4.11 Stormwater Management	17
4.12 Energy and Water Conservation	17
4.13 Natural Light	18
4.14 Safety and Security	18
4.15 Visual Privacy	18
4.16 Acoustic Privacy	19
4.17 Housing on Major Traffic Routes	20
4.18 Dependent Accommodation	21
4.19 Domestic Outbuildings	21
4.20 Development Type, Site Area and Frontage	22

1.0 Introduction

1.1 Outline

The residential area of the City of Holdfast Bay is divided into a number of zones. Some zones include policy areas. Each zone or policy area contains a statement that outlines its desired future character to assist applicants to understand their important features and characteristics.

The City of Holdfast Bay Development Plan contains policies to guide the design of residential development throughout the Council area.

New residential design policies were developed as part of Council's most recent Residential Policies & Miscellaneous Amendments Plan Amendment Report (PAR) (approved by the Minister for Urban Development and Planning on 23 February 2006). These policies form part of the Holdfast Bay (City) Development Plan.

Council's residential policies are based on the principles of *Good Residential Design SA*. These policies aim to:

- Improve the quality of new residential development;
- Improve and maintain existing streetscapes;
- Maintain a reasonable level of privacy and amenity for neighbours;
- Promote better environmental outcomes (eg. reduce energy use through clever design); and
- Protect and reinforce character through the introduction of Desired Future Character Statements and Policy Areas.

1.2 Performance-based Policy

The performance-based approach to residential planning facilitates further innovation and flexibility in design. It clarifies outcomes sought in the Development Plan whilst allowing choice in the method used to achieve the outcome. Performance-based development policy aims to:

- Increase understanding about desired outcomes;
- offer an opportunity for diversity and choice;
- provide flexibility to respond to individual needs and preferences together with changes in approaches and technology;
- respond to design and site requirements and characteristics associated with different geographic locations and features; and

- give scope for design negotiations to provide better overall development outcomes.

The performance-based approach seeks to achieve better outcomes from the design and assessment processes by:

- focusing on **desired outcomes** (usually expressed as objectives and performance criteria);
- where possible, providing **examples of how to achieve desired outcomes** by using particular design techniques; and
- allowing **flexibility and innovation** in the design methods by which the expressed outcomes are achieved (ie. proponents can either adopt the associated design technique or propose an alternative method to achieve the desired outcome for the planning authority's consideration).

In the Holdfast Bay (City) Development Plan, performance-based policy is presented in the form of:

- **Objectives** that describe broad outcomes to be achieved (eg. greater housing choice, better design quality, etc). These can include statements of desired future character; and
- **Principles of Development Control** setting out how the objectives are to be achieved. Under the performance-based approach, there may be two components to the principles of development control:
 - **Performance Criteria** - a qualitative outcome-focused guideline; and
 - **Design Techniques** - a quantitative, or measurable, performance guideline that indicates **one way** in which the performance criteria may be achieved.

Design techniques are not mandatory, prescriptive requirements. Applicants may propose alternative methods for achieving the associated performance criteria. Any alternative method for satisfying particular performance criteria would need to be approved by the planning authority.

1.3 Types of Development

A development proposal that requires a Provisional Development Plan Consent will need to undergo one of the following assessment processes, having regard to the Development Plan.

Complying Development - Development that is listed as “complying” within a zone or policy area must be granted a provisional Development Plan consent subject to certain conditions.

Non-complying Development - Development that is listed as being generally inappropriate within a zone or policy area. Provisional Development Plan consent can be granted by Council for non-complying development but only if the Development Assessment Commission concurs in the granting of consent. However, a non-complying development proposal is at variance with the objectives of a zone and development approval is generally unlikely.

Merit Development - If a development is neither ‘complying’ nor ‘non-complying’, then the merits of the proposal are assessed against the provisions of the Development Plan by the relevant planning authority.

Section 4.20 of these Guidelines provides information regarding the development type / assessment level for each dwelling type within each residential zone.

1.4 Other Council Information Sheets

The City of Holdfast Bay provides a range of Information Sheets, which are available from Council’s Municipal Office at 24 Jetty Road, Brighton or on Council’s website: www.holdfast.sa.gov.au. Examples of the Information Sheets available include:

- Access for Disabled
- A Guide for a Change in Land Use
- Application Information
- Civil Issues
- Corner Fences
- Demolishing a Building
- Development Applications
- Development Assessment Panels
- Development Assessment Procedure
- Front Fencing
- Home Activities – Home-based Businesses
- Non-Complying Development
- Outbuildings
- Owner-Builder Obligations
- Significant Trees
- Signs
- Smoke Alarms
- Stormwater
- Streetscape Design
- Swimming Pools and Safety

2.0 Residential Zones

Zone provisions provide a guide for development envisaged within a particular geographic area and provide specific policies for assessing development within that zone.

The Holdfast Bay (City) Development Plan aims to enhance and maintain the character of different localities, as outlined in Zone and Policy Area provisions and their associated Desired Future Character Statements (refer to the Development Plan).

Of the 11 Residential Zones in the City of Holdfast Bay, four are known as Historic (Conservation) Zones (HCZ), where heritage character and integrity are to be conserved and reinforced.

1) Residential Zone

This Zone includes land from Glenelg North to Seacliff Park and primarily accommodates single storey detached dwellings on individual allotments, while providing opportunities for compatible infill development. The Residential Zone includes three Policy Areas, in which specific provisions will apply:

- a) Streetscape Character (Brighton & Glenelg East) – **Policy Area 7**
- b) Streetscape Character (Glenelg & Glenelg North) – **Policy Area 8**
- c) Seacliff – **Policy Area 9**

2) Residential Activity Node Zone

This Zone covers the areas that have immediate frontage to major transport corridors and nodes (eg. railway stations) and is intended for a variety of medium density residential developments.

3) Residential Foreshore Zone

This Zone includes land with frontage to the foreshore and the Patawalonga, and is intended to accommodate a variety of medium and high density residential development.

The Residential Foreshore Zone includes three Policy Areas, in which specific provisions may apply:

- a) 3 storey Policy Area – **Policy Area 2**
- b) 5 storey Policy Area – **Policy Area 3**
- c) 12 storey Policy Area – **Policy Area 4**

4) Residential D Zone

This Zone is intended to provide for a range of medium density housing forms and a limited range of short-term tourist accommodation. Small-scale retail and food outlets that serve tourists and the local population may be developed in appropriate locations within the Zone.

5) Residential (Coastal) Zone

This Zone accommodates detached and semi-detached dwellings, row dwellings, group dwellings and residential flat buildings, up to three storeys in height. The Residential (Coastal) Zone is intended to preserve the amenity and recreation value of the coastline.

6) Residential (Institution)

The Residential (Institution) Zone accommodates educational, community and institutional land uses. The Zone can also provide for residential development at a variety of densities.

7) Residential R(500) Zone

This Zone is predominantly characterised by one and two storey detached dwellings where the average site area per dwelling is generally not less than 500m².

8) HCZ - Residential (Central Glenelg Village)

This Heritage (Conservation) Zone is intended to accommodate detached, semi-detached and row dwellings up to 2 storeys in height, complementing the typical Victorian housing styles predominant in the area.



9) HCZ - Residential (New Glenelg)

The Heritage (Conservation) Zone is intended to accommodate primarily single storey detached and semi-detached dwellings complementing the late Victorian and early 20th Century residential development predominant in the area.



10) HCZ - Residential (Maturin Road)

This Heritage (Conservation) Zone is intended to accommodate single and 2 storey detached dwellings complementing the typical 1890s and early 20th Century dwellings characteristic of the area.



11) HCZ - Residential (Da Costa Park)

This Heritage (Conservation) Zone is intended to accommodate single storey detached dwellings complementing the typical Tudor Revival and Californian Bungalow housing styles in the area.



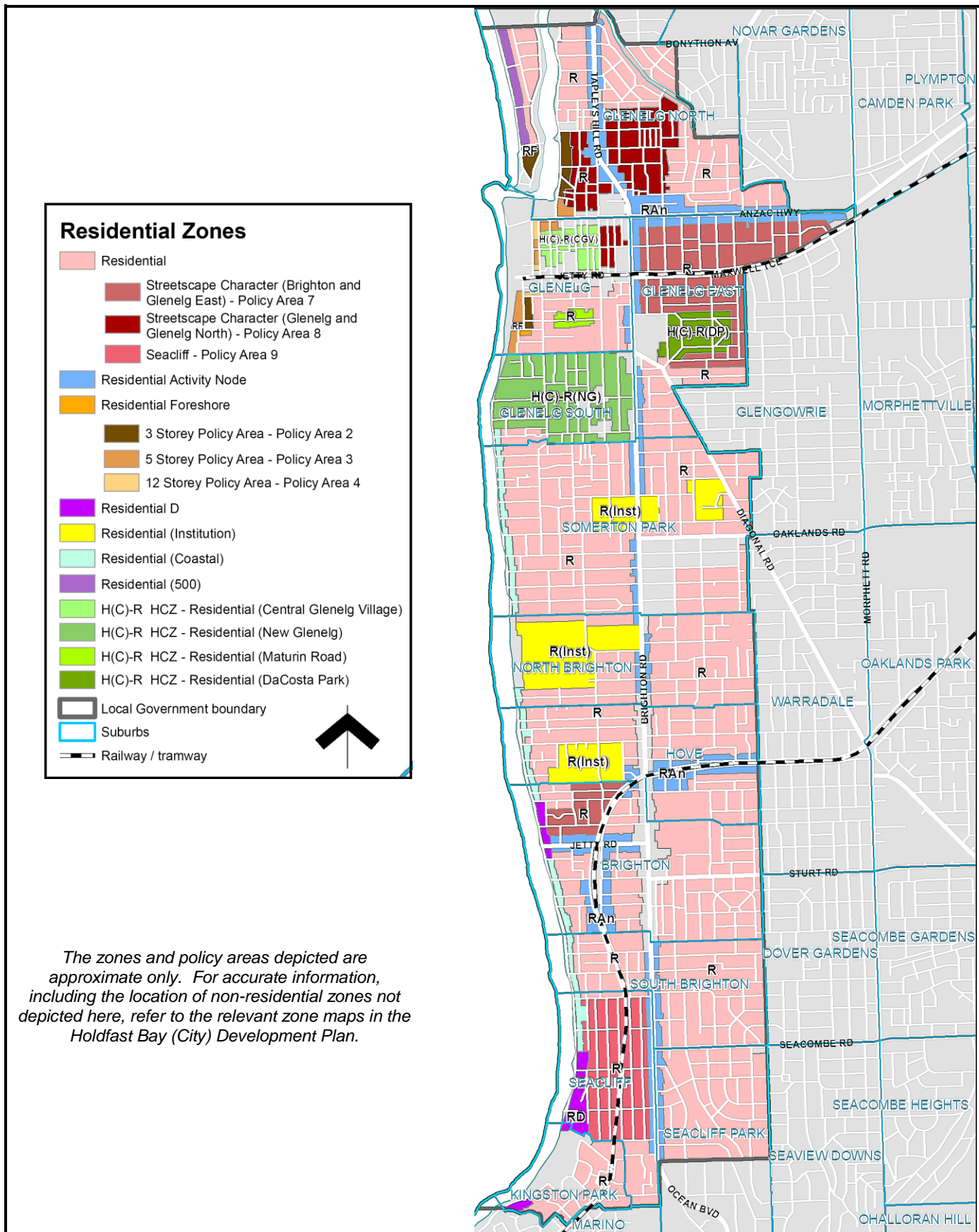
Tudor Revival



Californian Bungalow

2.1 Zoning Map

The Development Plan includes zoning and policy area maps to assist in the identification of their boundaries. The following map depicts the Residential Zones and Policy Areas of the City of Holdfast Bay. (For further detail, refer to Maps HoB 1-15 at the rear of the Development Plan.)



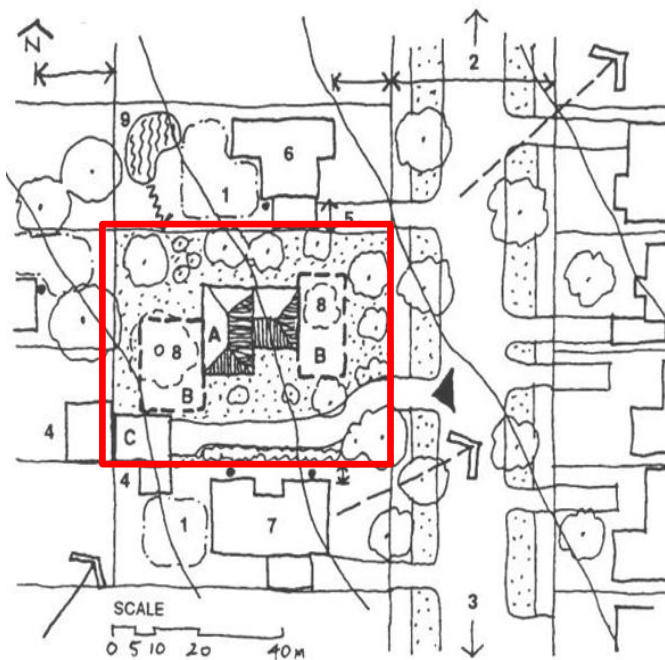
3.0 Residential Design

3.1 Site Analysis

The most effective way to achieve a high quality residential development is to undertake a thorough analysis of the site and its context before commencing detailed planning and design. Site analysis involves the identification and consideration of a site's opportunities and constraints before the layout and built form of a proposal is designed and submitted as a development application.

A site analysis can evaluate a number of elements, including:

- Topography (slope);
- Natural features such as vegetation, rocks and watercourses;
- Prevailing wind direction;
- Solar orientation;
- Views;
- Pedestrian and vehicular access;
- Surrounding development; and
- Heritage items or other special requirements.



The early stages of a residential design should have consideration for the site analysis to ensure that the development:

- Complements the existing character of the surrounding neighbourhood;
- Does not unreasonably impact upon the neighbours' existing amenity. eg: natural light and privacy;
- Takes advantage of natural attributes, such as shape and slope;

- Protects significant trees and any item of heritage significance;
- Provides for adequate security and visual and acoustic privacy;
- Makes good use of outdoor space and provides suitable outdoor recreational areas;
- Minimizes the need for cut and fill; and
- Provides for energy and water conservation measures.

Not every site is suitable for every dwelling design. Before choosing a dwelling design for any particular site, consideration should be given to the following:

- Sloping sites may require special attention to design detail in order to minimise excavation and fill and avoid the need for retaining walls, thus reducing costs and adverse impacts on the amenity of the location;
- Dwelling designs for small sites often need to consider potential impacts arising from overlooking and overshadowing on neighbouring properties and also character issues;
- Dwelling designs should also take into consideration the orientation of a site to maximize northern exposure to sunlight to main living areas to achieve energy efficiency.

3.2 Character and Streetscape Protection

Heritage conservation is recognised within the Development Plan as a strong value within the City of Holdfast Bay community and it defines and shapes the character of the City. Specific items and places of heritage significance are identified on State and Local Heritage lists in accordance with the legislative criteria (refer to Tables HoB 7 and 8 in the Holdfast Bay (City) Development Plan).

The Development Plan provides a Desired Future Character Statement (DFCS) for each of the following zones: Residential Zone, Residential Activity Node Zone and Residential Foreshore Zone. These Statements identify specific features and describe the future character, appearance and development type intended for a particular zone.

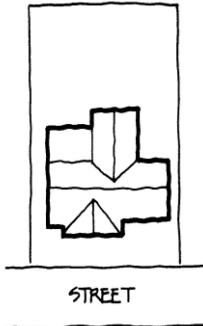
The Development Plan aims to protect areas of distinctive local character by encouraging new development that complements the Desired Future Character Statements. The Plan seeks to achieve this by guiding elements such as dwelling density, building setbacks, site coverage, and building height.

In representing its community, Council encourages, facilitates and recognises heritage conservation through a number of programs including, in some cases, the provision of monetary incentives to assist in building restoration and maintenance, and through holding biennial Character Restoration Awards, which recognise community efforts in conserving the City's heritage.

3.3 Dwelling Types

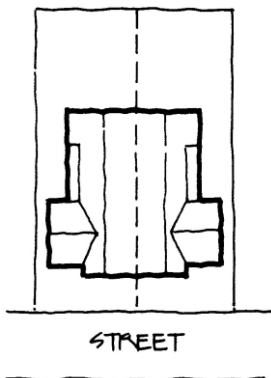
The City of Holdfast Bay Development Plan recognises several different types of dwellings, the definitions for which (refer below) are provided by the Development Act 1993 and Development Regulations 1993. Different dwelling types are encouraged in different zones and policy areas, and some dwelling types are specifically discouraged in some areas.

Detached Dwelling



...a detached building comprising one dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.

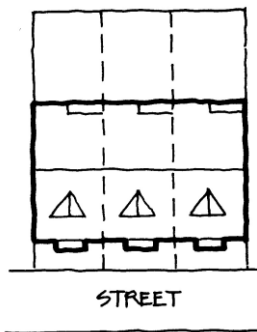
Semi-detached Dwelling



- (a) a dwelling occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and
- (b) comprising one of two dwellings erected side by side, joined together and forming, by themselves, a single building.

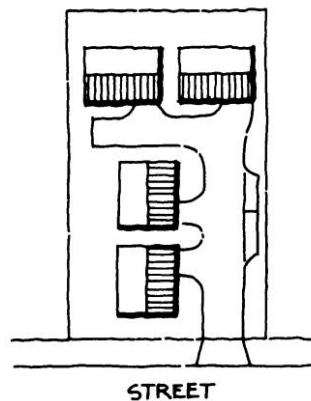
Other names for Semi-detached dwellings are "maisonettes" and "duplexes".

Row Dwelling



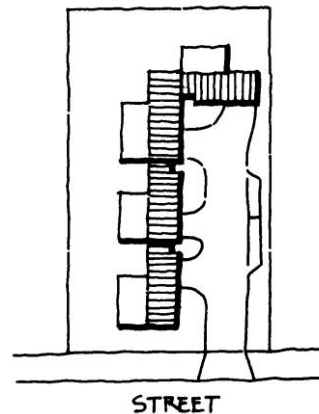
- ...a dwelling -
- (a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation; and
- (b) comprising one of three or more dwellings erected side by side, joined together and forming, by themselves, a single building.

Group Dwelling



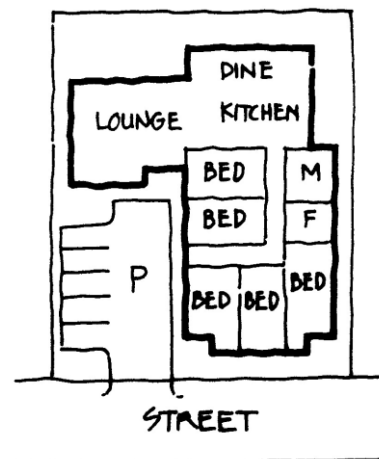
...one of a group of two or more detached buildings, each of which is used as a dwelling and one or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.

Residential Flat Building



...a single building in which there are two or more dwellings, but does not include a semi-detached dwelling, row dwelling or a group dwelling.

Multiple Dwelling



...one dwelling occupied by more than five persons who live independently of one another and share common facilities within that dwelling.

4.0 Design Requirements

The number of dwellings that may be accommodated on a particular site often involves a careful consideration of a number of factors and not simply whether the minimum site area and frontage widths can be addressed (refer to Section 4.20 below). There are other relevant factors that must be considered in the design stage and during assessment of an application. Detailed information on these policies, which are summarised below, is contained within the Holdfast Bay (City) Development Plan.

The appearance of land and buildings should contribute to the desired future character of the relevant Zone or Policy Area, in terms of built form elements such as:

- building height;
- building mass and proportion;
- the manner in which buildings are oriented to public streets;
- external materials, patterns, textures, colours and decorative elements;
- ground floor height above natural ground level;
- roof form and pitch;
- façade articulation;
- verandahs, eaves and parapets; and
- driveway crossovers and fence style.

4.1 Building on Sloping Sites

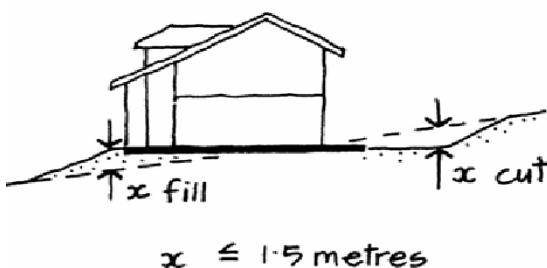
Performance Criteria

Development, associated driveways and the finished levels on land having a slope greater than 1:10 should be sited and designed to:

- provide a stable and readily accessible building site;
- reduce the visual bulk of the building;
- minimize the extent of excavation and fill; and
- minimize the need for and the height of retaining walls.

Design Technique

With respect to (c), the vertical distance between any lower floor of a building and natural ground level does not exceed 1.5m at any point, as illustrated below:



Performance Criteria

Retaining walls should be designed in such a way that they are a stepped series of low walls and their appearance is enhanced by landscaping.

Design Technique

The height of any retaining wall does not exceed:

- 0.5m if located between the front external wall of the building and the public street;
- 1.0m if located elsewhere on site; and
- in all cases, the retaining wall should incorporate landscaping to soften the appearance of the retaining wall.

4.2 Site Coverage

The Holdfast Bay (City) Development Plan defines 'site coverage' as:

the proportion of a site covered by the ground floor level of a building including the dwelling, garage, carport, verandahs and free standing residential outbuildings, but excluding unroofed pergolas and balconies.

The Holdfast Bay (City) Development Plan has policies that limit the overall site coverage of buildings on a residential site. These policies are aimed at:

- providing for sufficient area on a site for outdoor recreation and other outdoor functions;
- ensuring that there is sufficient space around buildings to maintain the desired character of a locality;
- ensuring that adjoining sites are not unreasonably impacted upon with regard to natural light and privacy; and
- providing adequate permeable area for the on-site infiltration of stormwater, thus reducing runoff.

Performance Criteria

The site should provide sufficient space for:

- pedestrian and vehicle access and vehicle parking;
- storage and clothes drying;
- private open space and landscaping; and
- front, side and rear boundary setbacks appropriate to the locality.

Design Techniques

The site coverage does not exceed the following:

Site area	Maximum site coverage
<300m ²	55%
301m ² – 450m ²	50%
451m ² – 800m ²	45%
>800m ²	40%

4.3 Building Height

The Development Plan contains Principles of Development Control that relate to building height within each Zone and Policy Area.

Residential Zone

West of Brighton Road and Tapleys Hill Road, development should generally be single-storey and should not exceed 2 storeys in height. The vertical wall height at any point, excluding gables, should not exceed 7m above natural ground level.

East of Brighton Road and Tapleys Hill Road development should:

- generally be single storey and in any case the vertical wall height at any point, excluding gables, should not exceed 3.5m above natural ground level; and
- two storey development should incorporate the second storey within the roof structure and the floor area of the second storey should be a maximum of 40% of the ground floor footprint of the dwelling and attached garage.

Residential Zone – Policy Area 7 - Streetscape Character – Brighton & Glenelg East

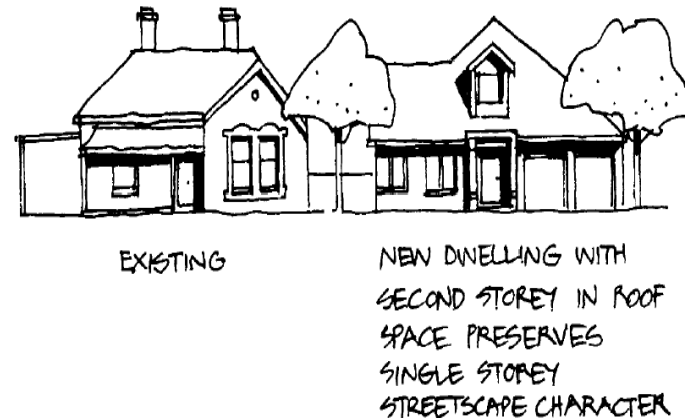
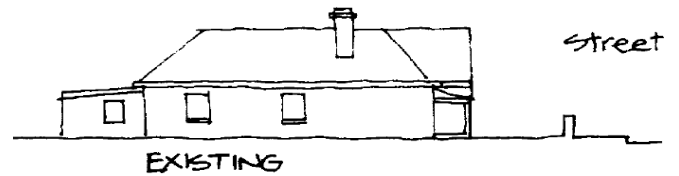
and

Residential Zone – Policy Area 8 - Streetscape Character – Glenelg & Glenelg North

Development should be limited to one storey, except where a dwelling has a primary frontage to a public road and the second storey is compatible in form, height and scale with existing development in the locality.

In this regard, the following design techniques may be acceptable:

- sympathetic two-storey additions which utilise existing roof space or incorporate minor extensions of roof space to the rear of the dwelling; or
- in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality; and
- dormer windows have a total length less than 30% of the total roof length along each elevation.



Residential Zone – Policy Area 9 Seacliff Policy Area

Development in the Seacliff Policy Area should:

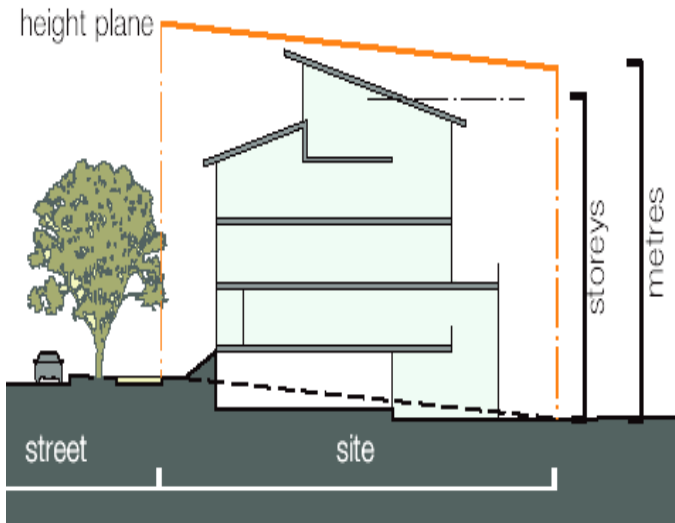
- generally be single storey and in any case the vertical wall height at any point, excluding gables, should not exceed 3.5m above natural ground level; and
- two storey development should incorporate the second storey within the roof structure and the floor area of the second storey should be a maximum of 40% of the ground floor footprint of the dwelling and attached garage/carport.

Residential Activity Node Zone

Development should have a maximum height above natural ground level of 2 storeys and the vertical wall height at any point (excluding gables) should not exceed 7m above natural ground level.

Residential Foreshore Zone

Building heights should be expressed as a combination of Australian Height Datum (AHD) and external wall height above natural ground level.



**Residential Foreshore Zone – Policy Area 2
3 Storey Policy Area**

Development should not exceed a form of up to 3 storeys and an external wall height of 10.5m above natural ground level (excluding lift service levels and gables).

**Residential Foreshore Zone – Policy Area 3
5 Storey Policy Area**

Development should not exceed a form of up to 5 storeys and an external wall height of 17.5m above natural ground level (excluding lift service levels and gables).

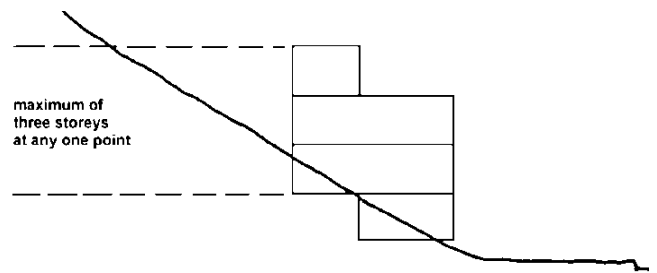
**Residential Foreshore Zone – Policy Area 4
12 Storey Policy Area**

Development should not exceed a form of up to 12 storeys and an external wall height of 42m above natural ground level (excluding lift service levels and gables).

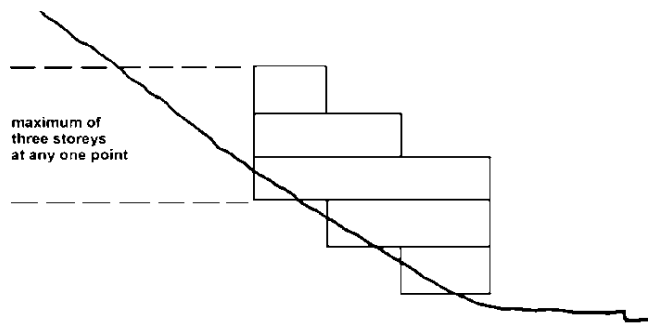
Residential D Zone

Development should not exceed three storeys in height at any point; the vertical wall height at any point, excluding gables, should not exceed 10.5m above natural ground level. However, in the following localities, which are able to take advantage of the steeply sloping land within the Zone, additional levels may be possible (maintaining a maximum of three storeys at any point):

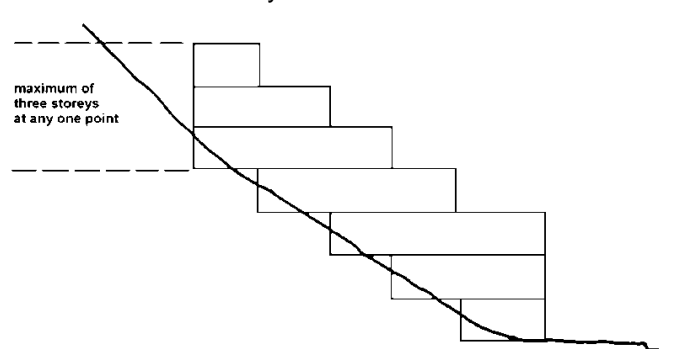
(a) north of Wheatland Street – maximum four storeys;



(b) south of Wheatland Street – maximum five storeys;



(c) south of the Tourist Accommodation Zone – maximum seven storeys, provided that the total height of the building at any one point does not exceed three storeys.



Residential (Coastal) Zone

Development should not exceed the following above natural ground level:

- (a) three storeys in height;
- (b) 10.5m high vertical wall height at any point, excluding gables.

Residential (Institution) Zone

Development should not exceed three storeys in height (the vertical wall height at any point, excluding gables, should not exceed 10.5m above natural ground level).

Residential R(500) Zone

Development should be no higher than 2 storeys above existing natural ground level.

HCZ - Residential (Central Glenelg Village)

and

HCZ - Residential (New Glenelg)

and

HCZ - Residential (Maturin Road)

Development should be no higher than 2 storeys above existing natural ground level.

HCZ - Residential (Da Costa Park)

Development should be no higher than 1 storey above existing natural ground level.

4.4 Street Boundary Setbacks

Dwellings

Performance Criteria

Dwellings should be set back from the allotment or site boundaries to:

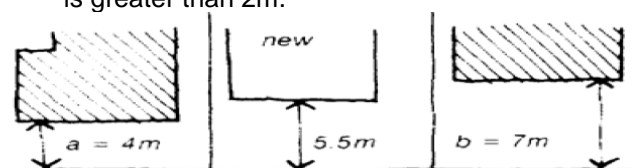
- a) contribute to and enhance attractive existing or desired (by zone and policy provisions) streetscape character;
- b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement;
- c) be similar to, or compatible with, set-backs of buildings on adjoining land;
- d) not dominate the streetscape character of the locality; and
- e) in the case of setbacks to secondary roads, have regard to the setbacks of existing dwellings.

Design Techniques

The **primary street frontage** means the frontage to a street, or in the case of a Community Title development, a common driveway that represents the principal address of a dwelling.

From the primary frontage, development is set back:

- (a) the same distance as one or the other of the buildings on adjoining sites, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2m; or
- (b) not less than the average of the setbacks of the buildings on adjoining sites, if the difference between the setbacks of the adjoining buildings is greater than 2m.



When $b - a > 2$,
 setback of new dwelling $\geq (a + b) \div 2$

A **secondary street frontage** means any frontage to a street other than the primary frontage. The following setback provisions apply to a secondary street frontage:

- Walls having a height of up to 3m above natural ground level are setback (excluding verandah, porch, etc) 2m to the secondary street frontage; and
- Walls having a height or aggregate wall height more than 3m above natural ground level are setback (excluding verandah, porch, etc.⁽¹⁾) 4m to the secondary street frontage.

⁽¹⁾ Verandah, porch and balcony structures that are considered minor in nature may be setback a lesser distance than the above, where they provide stepping and articulation to a building façade and do not impact on or detract from adjoining properties.

Garages/Carports facing same street as associated dwelling (primary frontage)

Performance Criteria

Carports and garages should be set back so as to:

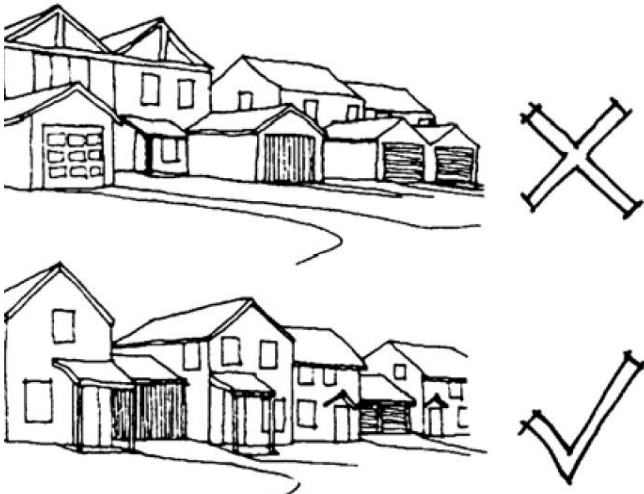
- (a) not diminish the attractiveness of the streetscape;
- (b) not dominate views of the dwelling from the street;
- (c) have regard to the desired character of the area;
- (d) provide for adequate on-site carparking;
- (e) not adversely impact on the amenity of neighbours;
- (f) not adversely impact on the safety of adjoining road users; and
- (g) provide for adequate sight-lines for reversing manoeuvres onto the street.

Design Techniques

Setbacks are:

- a) not less than 0.5m behind the main face⁽¹⁾ of the associated dwelling; or
- b) in line with the main façade of the associated dwelling if the dwelling incorporates minor elements such as projecting windows, verandahs, porticos, etc., which provide articulation in the building as it presents to the street.

⁽¹⁾ Main face of a dwelling means the closest external wall of a habitable room to the street frontage or, in the case of a dwelling that has frontage to more than one street, the primary frontage, but excludes elements projecting from the wall such as windows, verandahs, porticos, etc.



Where more than one on-site parking space is required and only one covered space is provided, garages and carports are setback not less than 5.5m from the street from which they are accessed.

4.5 Other Setbacks

Side and Rear Set-backs

Performance Criteria

Setbacks from side and rear boundaries should be progressively increased as height of the building increases to:

- not cause unreasonable visual impacts on the amenity of adjoining properties;
- not cause unreasonable overshadowing of adjoining properties;
- maintain adequate natural light to existing and future adjoining dwellings and private open space; and
- promote energy conservation by maintaining adequate access to winter sunlight to the main ground level of living areas of existing dwellings on adjoining land.

Design Techniques

Side walls with a maximum height of 3m at any point above the natural ground level are set back a minimum of 1m.

Side walls with a maximum height of 6m at any point above the natural ground level are set back a minimum of 2.5m.

Side walls greater in height than 6m above the natural ground level at any point are to be set back 2.5m plus the increase in wall height above 6m.

The rear boundary set-back for single storey buildings (eg having a wall height less than 3m above natural ground level) is not less than 4m.

The rear boundary set-back for a building of two or more storeys (eg having a wall height more than 3m above natural ground level) is not less than 6m.

Dwellings Located on Side Boundaries

Performance Criteria

Side boundary walls should be limited in length and height to:

- minimise the visual impact of buildings from adjoining properties;
- minimise the overshadowing of adjoining properties;
- maintain adequate natural light to adjoining dwellings; and
- reduce risk of damage to significant trees on adjoining properties, taking into account potential major damage to root systems.

Design Techniques

Side boundary walls are located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and are constructed to the same or to a lesser length and height; or

Side boundary walls:

- have a maximum height of 2.75m above natural ground level; and
- have a maximum length of 10m; and
- are constructed along one side of the allotment only and are within 14m of the front boundary; and
- the gradient of the site is less than 1 in 10; and
- the set back to the other side boundary is a minimum of 1m.

Dwelling Setbacks to Shared Driveways/Carparks

Performance Criteria

External noise intrusion and vehicle headlight glare to bedrooms should be minimised by separating or shielding bedroom windows from shared driveways and car parking areas.

Design Techniques

Bedroom windows are setback from shared driveways and parking areas a minimum of 2m and:

- there is an intervening solid fence at least 1.8m above the ground level of the driveway and/or parking area; or
- the window sill height is at least 1.5m above the ground level of the parking area and/or driveway.

Side Setbacks for Garages/Carports and Pergolas

Performance Criteria

Garages, carports, verandahs and pergolas located on side boundaries should be limited in length and height to (refer to the Design Techniques for Domestic Outbuildings at Section 4.18):

- (a) minimise the visual impact of buildings from adjacent properties;
- (b) minimise the overshadowing of adjoining properties; and
- (c) maintain adequate natural light to existing and future adjoining dwellings and private open space.

Performance Criteria

In the case of garages and carports, the roof profile should be designed to complement the associated dwelling.

4.6 Car Parking and Access

Performance Criteria

On-site car parking should be provided according to projected need, taking into account:

- (a) the number and size of proposed dwellings;
- (b) availability of employment and centre facilities within walking distance of the dwellings;
- (c) the anticipated mobility characteristics of the likely occupants of any housing built to meet the needs of particular groups, such as aged and disabled persons;
- (d) availability, proximity and frequency of public transport; and
- (e) availability of on-street car parking, but disregarding infrequent, high-visitation events (eg. parties).

Design Techniques

Detached, semi-detached and row dwellings are provided with two on-site parking spaces, one of which is covered (the second space can be tandem); or

For group dwellings and residential flat buildings, the number of spaces provided complies with the following (rounded up to the nearest whole number):

Dwelling size or number of bedrooms (including rooms capable of being used as a bedroom)	Average spaces per dwelling	
	Residential Activity Node Zone	Any other circumstance
Small - 1 bedroom or floor area of <75m ²	0.75	1.00
Medium - 2 bedrooms or floor area of 75m ² to 130m ²	1.00	1.50
Large - 3+ bedrooms or floor area of >130m ²	1.25	2.0
Add for visitors per dwelling in a multiple-dwelling site	0.25	0.25

Performance Criteria

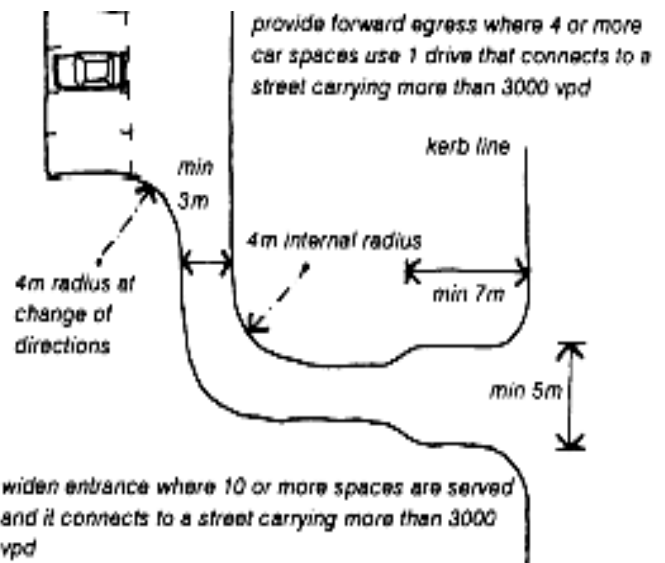
Car parking areas servicing dwellings that share a common driveway should be located and dimensioned to:

- (a) efficiently, conveniently and safely serve users, including pedestrians, cyclists and motorists;
- (b) provide adequate space for vehicles to manoeuvre between the street and the parking area and to allow vehicles to enter and leave the site in a forward direction;
- (c) provide entry and exit points from streets having the capacity to accommodate projected vehicle movements;
- (d) reinforce or contribute to attractive streetscapes; and
- (e) not dominate the land area between the subject land's allotment boundary and front façade of the building.

Design Techniques

In relation to criteria (a) and (b):

- a) the dimensions of car parking spaces and access comply with the diagram below; and
- b) car parking spaces, access ways and driveways are located and dimensioned in accordance with Australian Standard 2890.1 (1993).



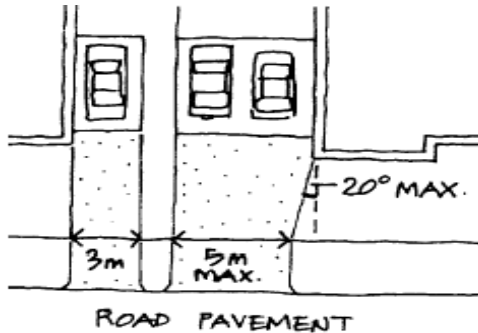
Performance Criteria

Vehicle crossovers from public streets to residential development should be:

- (a) of minimum width to preserve and enhance street character, including opportunities for landscaping, fencing and street tree planting;
- (b) located so that as many on-street car parking spaces as possible are retained; and
- (c) placed to avoid relocation of street trees, utility and infrastructure inspection points, poles and equipment.

Design Techniques

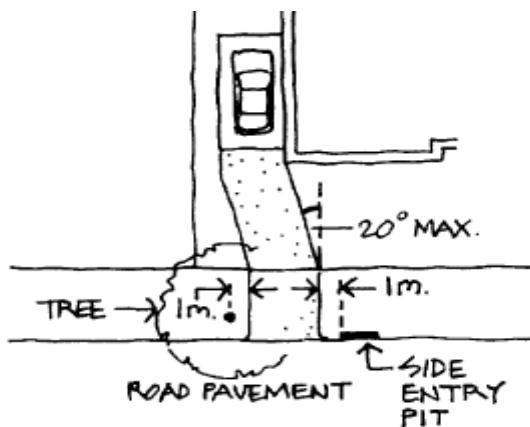
In relation to (a) above, vehicle crossovers are 3m wide for a single driveway or up to 5m wide for a double driveway, and conform to the following diagram:



Where narrowing of the driveway is required, the deviation angle does not exceed 20 degrees

In relation to (a) and (c) above, vehicle crossovers are located a minimum of 1m from property boundaries, existing street trees, above ground utility and infrastructure equipment and poles, and stormwater side entry pits.

Where trees or infrastructure require deviation in the crossover, the maximum deviation between the garage/carport and the crossover at the boundary is 20°.



Crossovers must have a 1m clearance to street trees, stobie poles and stormwater side entry pits

Performance Criteria

The frontage of a dwelling site, other than the driveway area, should be landscaped. Landscaping may comprise a combination of vegetation and paved surfaces; however, paving should not constitute more than half of the area between the site frontage and the forward most building alignment of a dwelling.

Performance Criteria

Driveway width should not exceed 30 percent of the frontage of the site.

Performance Criteria

Development involving the establishment of under-croft areas for the garaging of vehicles should not occur within the:

- (a) Streetscape Character Policy Areas;

- (b) Seacliff Policy Area;

- (c) Residential Activity Node Zone; and

- (d) Residential Foreshore and Residential Zone on sites that slope down from the street or are flat.

Performance Criteria

Under-croft areas for the garaging of vehicles may be incorporated on sites where the site slopes up from the street in the Residential Foreshore and Residential Zone (excluding the Streetscape Character and Seacliff Policy Areas) subject to the following:

- (a) the overall streetscape character and amenity of the locality is not adversely impaired (eg, visual impact, building bulk and height, front set-backs) relative to adjacent development;
- (b) vehicles can safely leave the site without compromising pedestrian safety or causing conflict with other vehicles;
- (c) driveway gradients are designed to provide for safe and functional entry and exit points;
- (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sight lines from vehicles to pedestrians using the adjacent footpath;
- (e) openings into under-croft garage areas:
- are designed to integrate with the main building so as to be visually unobtrusive; and
 - incorporate adjacent landscaping, mounding and/or fencing to improve its presentation to the street and to adjacent properties;
- (f) under-croft garaging or parking may be appropriate in association with residential flat buildings on large sites, where the topography of the site and the design of the built form will reduce the impact of the driveway; and
- (g) under-croft garaging or parking associated with semi-detached dwellings is limited to single width vehicle access points and crossovers for each dwelling:
- where double garages are proposed, the site should be landscaped to reduce the impact of the appearance of the driveway.

Performance Criteria

Under-croft areas for the garaging of vehicles may be incorporated on flat sites in the Residential Foreshore Zone provided that principles (a) to (g) above are achieved.

Design Techniques

Under-croft garaging of vehicles occurs only when associated with:

- (a) a residential flat building comprising 3 or more dwellings, provided that:
- the ceiling level of the under-croft garage does not exceed 0.75m above natural ground level at any point; and

- (ii) set-backs of the under-croft garage are not less than:
 - o 2m to a side property boundary; and
 - o 4m to a rear property boundary;
 - o 4m to a primary or secondary street frontage provided that the garage is not forward of the associated building by more than 1m; and
- (b) other types of dwellings provided:
 - (i) the ceiling level of the under-croft garage does not exceed 0.75m above natural ground level at any point; and
 - (ii) set-backs are not less than:
 - o 1.5m to a side property boundary; and
 - o 10m to a rear property boundary; and
 - (iii) the floor area of the under-croft garage does not exceed 15% of the site area.

In relation to principle (b) above, vehicles exiting an under-croft garage associated with a residential flat building or via a driveway serving 3 or more dwellings can do so in a forward direction.

In relation to principle (c) for driveway gradients:

- (a) comply with AS 2890.1 - 1993; and
- (b) where vehicles need to reverse from a site, incorporate a level area (slope < 1 in 20) for the first 4m from the front property boundary.

4.7 Site Facilities and Storage

Performance Criteria

Refuse areas and storage areas in residential development should incorporate adequate area for recycling and waste collection and be limited to those items which are ancillary to residential functions and uses and should specifically exclude commercial or industrial-related refuse and storage.

Performance Criteria

Site facilities for group dwellings and residential flat buildings should include:

- (a) mail box facilities located close to the major pedestrian entrance to the site;
- (b) a screened garbage and recyclable material storage area; and
- (c) for dwellings which do not incorporate ground level private open space, screened external clothes drying areas,

which are readily accessible to each dwelling and complement the development and streetscape character.

Design Techniques

A storage area of not less than 8m² should be provided for each dwelling.

4.8 Garages, Carports and Fences

Performance Criteria

Garages and carports should:

- a) not visually dominate the street elevation of the associated dwelling in terms of their width; and
- b) have a roof form and pitch, building materials and detailing that complement those of the associated dwelling.

Design Techniques

With respect to (a), garages and carports facing the street are designed:

- a) with a maximum total width of garage or carport openings of 6m or 50% of the dwelling frontage width, whichever is less;
- b) to be located behind the main face of the dwelling; and
- c) where an enclosed double carport or garage is set back less than 8m from the street:
 - (i) two individual doors are provided, with a distance of not less than 300mm between them (refer diagram below); or
 - (ii) double tilt-up doors are provided with moulded door panels having a maximum width of 5m.



Garage doors separated to reduce visual impact of double garaging

Performance Criteria

Fences and walls that form part of development abutting streets (excluding service lanes) should:

- a) be compatible with the associated development and with attractive fences and walls in the locality;
- b) enable some presentation of buildings to the street to enhance safety and surveillance;
- c) ensure traffic visibility at intersections in accordance with relevant legislation;
- d) incorporate articulation or other detailing to provide visual interest and relief where there is a large expanse of wall facing the street; and
- e) on side and rear boundaries, be of a suitable height to create privacy between rear yards while not adversely affecting the access to sunlight or visual amenity of adjoining land.

4.9 Private Open Space

Performance Criteria

Private open space should be provided for each dwelling behind the building line⁽¹⁾ and be exclusive of storage areas, outbuildings, carports, driveways, parking spaces and roofed pergolas.

Private open space does not include front yards except for group dwellings that do not have frontage to a public road and where the area of private open space is screened from adjacent dwellings.

⁽¹⁾ The building line runs parallel to the primary frontage, passing through the point or points of the building on site that are closest to the primary frontage and extends to the side boundaries of the site.

Design Techniques

Areas of private open space are in the form of:

- ground level courtyard or other open space;
- balconies, roof patios or other elevated outdoor areas directly accessible from a habitable room; and
- unroofed pergolas.

Performance Criteria

Private open space should be screened from public areas to a height of 1.8m so as to be private.

Performance Criteria

Dwellings should have private open space of sufficient area and shape to be functional, having regard to likely occupant needs, location, dimension and gradient.

Design Techniques

Dwellings with ground level habitable rooms include private open space that complies with the following requirements:

For a site greater than 250m² in area, the following private open space requirements apply:

- 20% of site area;
- balconies, roof patios, etc can comprise part of this area, provided the area of each balcony, roof patio, etc is 10m² or greater and has a minimum dimension of 2m;
- one part of the space is directly accessible from a habitable room and has an area equal to or greater than 10% of the site area with a minimum dimension of 5m and a maximum gradient of 1 in 10; and
- have a minimum width of 2.5m.

For a site less than 250m² in area, the following private open space requirements apply:

- 35m²;
- balconies, roof patios, etc can comprise part of this area, provided the area of each balcony, roof patio, etc is 8m² or greater and has a minimum dimension of 2m;
- one part of the space is directly accessible from a habitable room and has an area of 16m² with a minimum dimension of 4m and a maximum gradient of 1 in 10; and
- have a minimum width of 2.5m.

Dwellings with no ground level habitable rooms are to include private open space directly accessible from a habitable room that complies with the following requirements:

Site area	Minimum area	Minimum dimensions
<250m ²	8m ²	2m
>250m ²	10m ²	2m

Performance Criteria

Private open space should be located to:

- take advantage of natural features of the site;
- minimise overlooking from adjacent buildings;
- achieve, where possible, separation from bedroom windows on adjoining sites to minimise acoustic impacts; and
- be integrated with habitable rooms (eg. Living room) of each dwelling.

Performance Criteria

Private open space should:

- achieve comfortable year-round use by having a northerly aspect;
- be shaded in summer; and
- not be significantly shaded by the associated dwelling or adjacent development during winter.

Performance Criteria

An adequate proportion of the total private open space provided at ground level should be open to the sky to provide amenity, opportunities for landscaping, and permeable surfaces to allow the infiltration of stormwater and minimise runoff.

Design Techniques

At least 70% of the total private open space provided is not covered by roof overhangs, verandahs or any other impermeable structures.

At least 40% of the total private open space provided is not paved or otherwise sealed, and is designed to accommodate soft landscaping.

4.10 Landscaping

Performance Criteria

Landscaping should:

- (a) contribute to the streetscape by incorporating trees which provide shade, and a canopy to soften the appearance of the development;
- (b) enhance attractive site attributes;
- (c) incorporate existing vegetation where practicable;
- (d) complement built form (i.e. taller and dense plantings against taller and bulky building components);
- (e) complement existing attractive landscape character and take account of existing street tree planting and landscaping;
- (f) be designed to incorporate water conservation principles and devices;
- (g) promote safety and opportunities for casual surveillance;
- (h) improve privacy and minimise overlooking;
- (i) contribute to and not compromise energy efficiency and amenity;
- (j) provide a buffer between vehicle access ways and dwellings;
- (k) provide a buffer between buildings (both on-site and on neighbouring properties);
- (l) provide a buffer (incorporating trees) along side and rear allotment and site boundaries;
- (m) minimise maintenance and irrigation requirements;
- (n) incorporate the planting of mature vegetation;
- (o) minimise the visual impact of above-ground utilities and service areas;
- (p) minimise the risk of damage to buildings and overhead and underground utility services; and
- (q) have regard to the tolerance of selected species to prevailing salt-laden winds.

4.11 Stormwater Management

Performance Criteria

Stormwater from sites should be managed in such a way that:

- (a) it does not impact on adjoining sites and, in particular, does not impact on building foundations and footings on an adjacent site; and
- (b) does not have potential adverse impacts on the level and quality of groundwater.

Performance Criteria

Site drainage should include, where practicable, scope for on-site stormwater detention, retention and use, including the collection and storing of water from roofs and communal car parks in appropriate devices.

Performance Criteria

Site drainage on larger sites (i.e. over 600m²) should provide on-site infiltration where practicable, having regard for:

- (a) the availability of unbuilt upon or unsealed areas;
- (b) the ability of soils to absorb and drain water;
- (c) the potential impact on building foundations and footings on or adjacent to the site;
- (d) potential adverse impacts on the level and quality of groundwater; and
- (e) the ability to safely direct surplus flows to a public street without causing nuisance to adjoining properties.

4.12 Energy and Water Conservation

Performance Criteria

Dwellings and dwelling additions (other than minor additions) should provide adequate thermal comfort for occupants while minimising the need for mechanical heating and cooling.

Performance Criteria

Dwellings should incorporate adequate water conservation techniques.

Performance Criteria

Orientation and roof pitch should facilitate the efficient use of solar collectors and photovoltaic cells.

Design Techniques

A roof incorporates an area of at least 10m² which:

- a) faces between 30° and 20° east and west of north respectively; and
- b) has a pitch of greater than 18°.

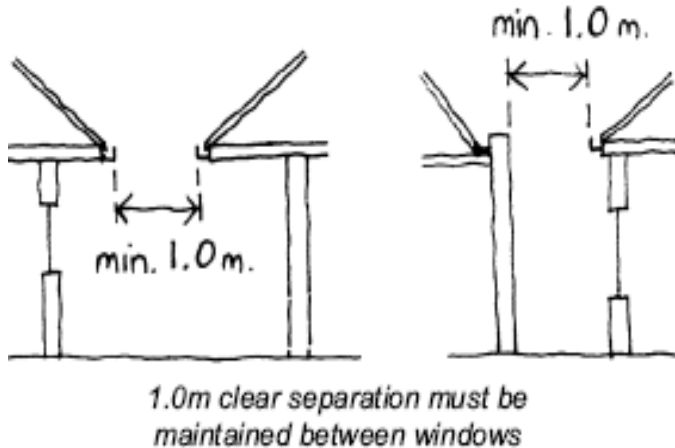
4.13 Natural Light

Performance Criteria

Adequate natural light should be available within habitable rooms located near neighbouring properties.

Design Techniques

Habitable rooms have windows with a horizontal distance between any facing building, measured perpendicular to the face of the window, of minimum 1.0m, which has a clear, uninterrupted view of the sky.



Performance Criteria

New buildings should allow for access of adequate winter sunlight to:

- ground level private open space of existing adjacent dwellings;
- upper level balconies which provide the primary open space area for any existing dwelling; and
- habitable room windows of adjacent dwellings.

Design Techniques

Sunlight to at least 50% (or 35m² with minimum dimension of 2.5m, whichever is the lesser area) of the ground level private open space of existing adjacent properties is not reduced to less than two consecutive hours between 9.00am and 3.00pm on 21 June. Where existing overshadowing by buildings and fences is greater than this, sunlight is not reduced to less than 80% of that formerly available.

Sunlight to existing solar panels shall be maintained for a minimum of 2 consecutive hours between 9.00am and 3.00pm on 21 June.

4.14 Safety and Security

Performance Criteria

Dwellings should be located and designed to overlook public and communal streets and public open space (particularly facilities commonly used in those areas) to provide casual surveillance.



Design Technique

Dwellings adjacent to public or communal streets or public open space have at least one habitable room window facing such areas and a sill height of 1.5m or less.

Performance Criteria

Pedestrian access and car parking within communal areas should be clearly defined and appropriately lit.

4.15 Visual Privacy

Performance Criteria

Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and useable private open spaces of other dwellings should be minimised by:

- building layout;
- location and design of windows and balconies;
- permanently fixed screening devices;
- landscaping; or
- adequate separation.

Design Techniques

Direct views⁽¹⁾ from upper level habitable room windows to the habitable room windows or useable private open space⁽²⁾ of an adjacent dwelling are restricted (assuming a viewing height of up to 1.7m above floor level) by:

- permanently fixed translucent glazing in any part of the window below 1.7m above floor level; or
- window sill heights of 1.7m above floor level; or
- permanently fixed external screens, including wing walls and solid or translucent panels; or

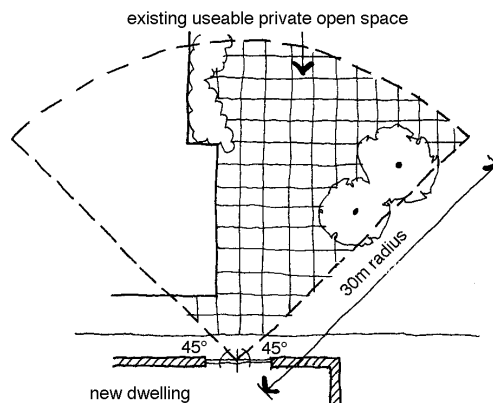
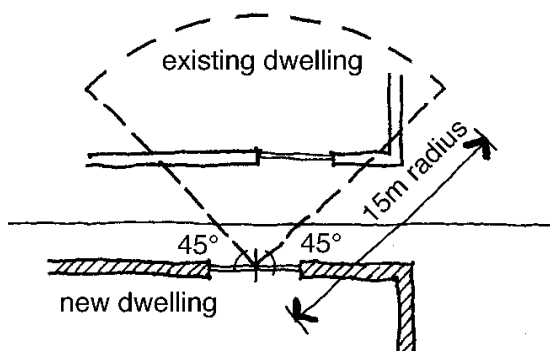
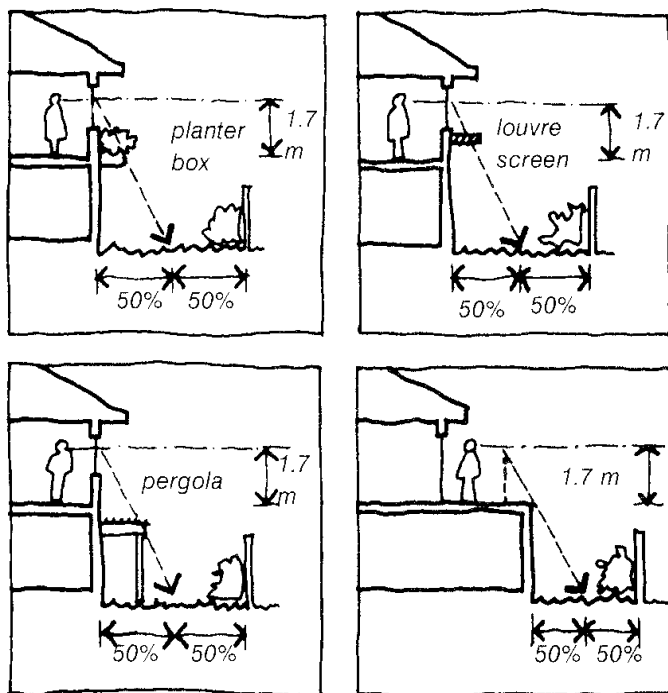
- d) permanently fixed external perforated panels or trellises, which have a maximum of 25% openings.

Direct views⁽¹⁾ from external upper level balconies, terraces and decks to the habitable room windows or a useable area of private open space of an adjacent dwelling are restricted by permanently fixed external screens, including:

- a) wing walls;
- b) solid or translucent panels;
- c) perforated panels or trellises, which have a maximum of 25% openings.

Windows and balconies within a residential flat building are designed to prevent (assuming a viewing height of up to 1.7m above floor level) overlooking of more than 50% of the useable private open space of a lower-level dwelling within the building (refer following diagram).

⁽¹⁾ A direct view occurs if the windows or outdoor areas overlooked are located within a horizontal distance of 15m or 30m respectively from the vertical centre line of the overlooking window and beyond a 45° angle from the plane of the wall containing the overlooking window.



- ⁽²⁾ Useable private open space comprises:
- a) any private open space with a minimum dimension of 4m; or
 - b) where a dwelling has no area of private open space with a dimension of 4m, the whole of the private open space; and
 - c) a balcony of minimum dimension of 2m connected to a living area.

Performance Criteria

Permanently fixed external screening devices should be designed and coloured to blend with the predominant associated building materials.

4.16 Acoustic Privacy

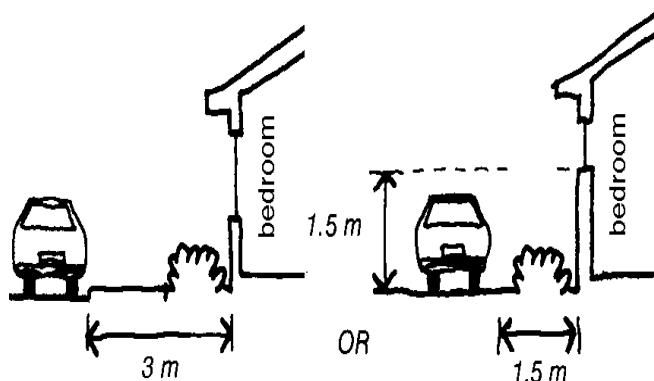
Performance Criteria

External noise intrusion to bedrooms should be minimised by separating or shielding bedrooms from:

- a) active communal recreational areas, parking areas and vehicle access ways;
- b) service equipment areas; and
- c) the windows of adjoining dwellings.

Design Techniques

In relation to (a) above, bedroom windows are located at least 3m from street carriageways, communal parking areas and active communal recreation areas. This setback may be reduced to 1.5m where there is an intervening solid fence of at least 1.8m in height above natural ground level, or where the window sill is a minimum of 1.5m above the level of the carriageway or recreation area.



Performance Criteria

Residential development should not be located in an area where the existing or anticipated noise levels from sources outside of that development exceed maximum desirable noise levels.

Performance Criteria

Dwellings close to high-noise sources should be designed to locate noise sensitive rooms and secluded private open spaces away from noise sources, or be protected by appropriate noise shielding techniques.

Performance Criteria

Air-conditioning units, pool plant, spa baths and other domestic plant should be located or protected by appropriate noise shielding techniques to minimise the transmission of sound to adjacent dwellings and should particularly protect noise sensitive rooms and secluded private open spaces.

Performance Criteria

Attached dwellings should be designed to minimise the transmission of sound between dwellings and should particularly protect bedrooms from possible noise intrusion.

Design Techniques

Bedrooms of one dwelling:

- a) do not share a wall with a living room⁽¹⁾ or a garage of another dwelling; and
- b) are not located above or below a living room or another abutting dwelling.

⁽¹⁾ living room means a room within a dwelling used for social interaction, relaxation, recreation or dining, including a living room, lounge room or open eating area linked to a kitchen, but does not include a bedroom.

Performance Criteria

The number of dwellings within a residential flat building sharing a common entry should be minimised to limit noise generation in internal accessways and to provide safety and security.

Design Techniques

Common entries service a maximum of eight dwellings.

4.17 Housing on Major Traffic Routes**Performance Criteria**

Residential development on sites abutting roads with existing or projected traffic volumes exceeding 3000 vehicles per day or as indicated on Table HoB/9 should be sited, designed and constructed so that:

- (a) intrusion of traffic noise into dwellings will not significantly reduce the amenity for occupants;
- (b) front fences and walls supplement the noise control of the building facade; and
- (c) the room layout within buildings reduces the impact of noise on the rooms which are most sensitive to noise (eg. bathrooms, hallways / stairways, storage rooms and garages should be located close to the noise source).

Design Technique

Buildings are constructed in accordance with Australian Standard 3671: Acoustics - Road Traffic Noise Intrusion, Building Siting and Construction, and Australian Standard 2107: Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors.

Performance Criteria

Residential development on sites fronting arterial roads should:

- (a) be set back to take into account the Metropolitan Adelaide Road Widening Plan;
- (b) ensure vehicular access onto such roads should not be provided, where alternative access is available;
- (c) ensure where vehicular access onto the arterial road is provided, the number, location and design of the access points should be such as to minimise traffic hazards, queuing on arterial roads, right turn movements and interface with the function of intersections, junctions and traffic control devices; and
- (d) where considered appropriate by the planning authority incorporate a separation wall.

Design Technique

In relation to principle (d) above, screen walls on sites with frontage to arterial roads should meet the following design and siting principles:

- (a) a maximum height of 2.2m;
- (b) materials being of masonry;
- (c) the wall being set back at least 1m with the set back area being landscaped; and
- (d) a corner cut-off of 4.5m by 4.5m with the cut off area landscaped with low shrubbery to ensure the line of sight of motorists is not obstructed.

4.18 Domestic Outbuildings

Performance Criteria

Domestic outbuildings such as garden sheds, garages and carports should not:

- a) detract from the visual appearance of the site as viewed from neighbouring properties due to their size and location relative to property boundaries;
- b) result in unreasonable overshadowing or visual impact on habitable room windows or private open space of adjacent dwellings;
- c) result in a significant loss of private open space; or
- d) be used for a purpose which is likely to cause nuisance to neighbours.

Design Techniques

In relation to (a) and (b) above, an outbuilding constructed:

- a) within 3m of a side or rear boundary has:
 - (ii) a total floor area not exceeding:
 - 60m² for sites in excess of 600m²;
 - 40m² for sites 400-600m²; and
 - 30m² for sites less than 400m².
 - (iii) walls not exceeding 3m in height above natural ground level;
 - (iv) walls not exceeding 9m in length;
 - (v) a maximum height of 4.5m; and
 - (vi) coloured or painted external walls and roof to reduce reflection.
- b) on a side or rear boundary has:
 - (i) a floor level not exceeding 300mm above natural ground level;
 - (ii) a total floor area not exceeding:
 - 60m² for sites in excess of 600m²;
 - 40m² for sites 400-600m²; and
 - 30m² for sites less than 400m².
 - (iii) boundary walls not exceeding a total of 8m in length on any common boundary, provided the total length of existing and proposed boundary walls does not exceed 30% of the total common boundary length;
 - (iv) wall heights (measured above natural ground level at the common boundary) not exceeding 2.4 m on the boundary elevation and 3m on any other elevation;
 - (v) a maximum height of 4.5m;

- (vi) a setback of 6m from any existing structure on the site located on the same boundary; and
- (vii) coloured or painted external walls and roof to reduce reflection.

In relation to criterion (c), the outbuilding does not reduce the available area of private open space to less than 80% of the area required by the Development Plan (refer to Section 4.8 of these Guidelines).

4.19 Dependent Accommodation

The Holdfast Bay (City) Development Plan defines 'dependent accommodation' as:

accommodation for dependent relatives located on the same allotment as the main dwelling and connected to the same services as the main dwelling.

Performance Criteria

Dependent accommodation should be developed in accordance with the following:

- a) the dependent accommodation is located on the site of an existing dwelling having a site area greater than 600m²;
- b) the dependent accommodation is sited on the same allotment as the associated dwelling;
- c) the dependent accommodation has a floor area no greater than 60m²;
- d) common private open space of at least 100m² is available to be shared by both the existing dwelling and dependent accommodation;
- e) an additional car parking space, which can be used exclusively by the occupants of the dependent accommodation, is provided on the site; and
- f) having regard for style, colours and materials, the building is designed to complement the existing dwelling.

4.20 Development Type, Site Area and Frontage

As a guideline to achieving the objectives of each zone or policy area, the table below provides the **development type / assessment level** (refer to definitions in Section 1.3 of these Guidelines), **minimum site area** (and in the case of group dwellings and residential flat buildings, an **average site area** per dwelling), and the **minimum frontage** (width) to a public road for each dwelling type within each residential zone.

Zone	Dwelling Type					
	Detached Dwelling	Semi-detached Dwelling	Row Dwelling	Group Dwelling	Residential Flat Building	Multiple Dwelling
Residential	Merit 400m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 10m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 10m ⁽¹⁾
Residential Policy Area 7	Merit 600m ² 14m	Merit 600m ² 14m	Merit	Merit	Merit	Merit
Residential Policy Area 8	Merit 350m ² 11m	Merit 300m ² 11m	Merit 250m ² 8m	Merit	Merit	Merit
Residential Policy Area 9	Merit 450m ² 12m ⁽¹⁾	Merit 400m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit
Residential Institution	Complying* 300m ² 5m	Complying* 250m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Merit
Residential Activity Node	Merit 250m ² 9m ⁽²⁾	Merit 200m ² 9m ⁽²⁾	Merit 200m ² 7m ⁽²⁾	Merit 200m ² 7m ⁽²⁾	Merit 200m ² 7m ⁽²⁾	Merit
Residential Foreshore Policy Area 2⁽³⁾	Merit 100m ²	Merit 100m ²	Merit 100m ²	Merit 100m ²	Merit 100m ²	Merit 100m ²
Residential Foreshore Policy Area 3⁽³⁾	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²
Residential Foreshore Policy Area 4⁽³⁾	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²
Residential D	Complying* 300m ² 5m	Complying* 250m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Merit
Residential (Coastal) Zone	Complying* 300m ² 5m	Complying* 250m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Complying* 200m ² 5m	Merit
Residential R(500)	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾
Heritage Conservation Zone – Residential (Central Glenelg Village)	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²
Heritage Conservation Zone – Residential (New Glenelg)	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²
Heritage Conservation Zone – Residential (Maturin Road)	Merit 500m ²	Merit 500m ²	Non-Complying	Non-Complying	Non-Complying	Non-Complying
Heritage Conservation Zone – Residential (Da Costa Park)	Merit 500m ²	Merit 500m ²	Non-Complying	Non-Complying	Non-Complying	Non-Complying

⁽¹⁾ In the case of hammerhead-shaped sites where 1-2 dwellings are proposed, a frontage of 5m is required; and where 3 or more such dwellings are proposed, a frontage of 6m is required.

⁽²⁾ In the case of hammerhead-shaped sites where 1-2 dwellings are proposed, a frontage of 3m is required; and where 3 or more such dwellings are proposed, a frontage of 5.5m is required.

⁽³⁾ Along Colley Terrace, minimum frontage of 25m if building greater than 5 storeys or 17.5m above natural ground level.

⁽⁴⁾ Average site area per dwelling should generally be not less than 500m². The average site area per dwelling along North Esplanade, Patawalonga Frontage and King Street should generally be not less than 400m².

* **Complying – subject to meeting specified conditions provided in Table HoB/1 of the Holdfast Bay (City) Development Plan.**

Disclaimer: These "Residential Development Guidelines" are intended as a guide only and do not in any way bind the City of Holdfast Bay or limit its obligations in respect of the Development Act 1993. Applicants should always refer to the provisions of the relevant Development Plan as all development applications seeking Provisional Development Plan Consent are assessed against the provisions of the appropriate Development Plan and are not assessed against these "Residential Development Guidelines". Council does not and will not accept any liability arising from any reliance upon this document.

