

Table 1: General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

1 R-Code	2 Dwelling Type	3 Minimum site area per dwelling (m2)	4 Minimum lot area/rear battle-axe (m2)	5 Minimum frontage (m)	6 Open Space		7 Minimum setbacks (m)		
					Min total (% of site)	Min outdoor living (m2)	primary street	secondary street	other / rear
R2	Single house or grouped dwelling	Min 5000	-	50	80	-	20	10	10
R2.5	Single house or grouped dwelling	Min 4000	-	40	80	-	15	7.5	7.5
R5	Single house or grouped dwelling	Min 2000	-	30	70	-	12	6	*/6
R10	Single house or grouped dwelling	Min 875	925	20	60	-	7.5	3	*/6
		Av 1000							
	Multiple dwelling	1000	-	-	60	-	7.5	3	*/6
R12.5	Single house or grouped dwelling	Min 700	762.5	17	55	-	7.5	2	*/6
		Av 800							
	Multiple dwelling	800	-	-	55	-	7.5	2	*/6
R15	Single house or grouped dwelling	Min 580	655	12	50	-	6	1.5	*/6
		Av 666							
	Multiple dwelling	666	-	-	50	-	6	1.5	*
R17.5	Single house or grouped dwelling	Min 500	587.5	12	50	36	6	1.5	*
		Av 571							
	Multiple dwelling	571	-	-	-	-	6	1.5	*
R20	Single house or grouped dwelling	Min 350	450	10	50	30	6	1.5	*
		Av 450							
	Multiple dwelling	450	-	-	50	-	6	1.5	*
R25	Single house or grouped dwelling	Min 300	425	8	50	30	6	1.5	*
		Av 350							
	Multiple dwelling	350	-	-	50	-	6	1.5	*
R30	Single house or grouped dwelling	Min 260	410	-	45	24	4	1.5	*
		Av 300							
	Multiple dwelling	300	-	-	45	-	4	1.5	*
R35	Single house or grouped dwelling	Min 220	395	-	45	24	4	1.5	*
		Av 260							
	Multiple dwelling	260	-	-	45	-	4	1.5	*
R40	Single house or grouped dwelling	Min 180	380	-	45	20	4	1	*
		Av 220							
R50	Single house or grouped dwelling	Min 160	380	-	40	16	2	1	*
		Av 180							
R60	Single house or grouped dwelling	Min 120	380	-	40	16	2	1	*
		Av 150							
R80	Single house or grouped dwelling	Min 100	380	-	40	16	1	1	*
		Av 120							

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

<p>Table 1</p> <ul style="list-style-type: none"> - General site requirements for all single house(s) and grouped dwellings and multiple dwellings in areas coded less than R40 <p>Tables 2a and 2b</p> <ul style="list-style-type: none"> - Boundary setbacks <p>Table 3</p> <ul style="list-style-type: none"> - Maximum building heights 	<p>Legend</p> <ul style="list-style-type: none"> ◆ subject to variations permitted under clause 5.1.1 C1.4 ▼ only applies to single houses ● secondary street: includes communal street, private street, right-of-way as street - Indicated not applicable ● See Tables 2a and 2b and Clause 5.1.3 <p>Av. Average site area</p>
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Table 3: Maximum building heights

Building category	Maximum height of wall	Maximum total building height	
		Gable, skillion and concealed roof	Hipped and pitched roof
Category A	3.5m	5m	7m
Category B	7m	8m	10m
Category C	9m	10m	12m

- i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard.

Table 2.1 Primary controls table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments.						Applicable where designated by local government in local planning scheme, activity centre plan, structure plan, local development plan, local planning policy.					
Streetscape contexts and character refer A2	Low-rise		Medium rise		Higher density residential		Neighbourhood centre	Mid-rise Urban centres	High density urban centres		Planned areas	
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Building height (storeys) refer 2.2	2	3	3	4	4	5	3	6	7	9	Refer to local planning scheme, local dev plan and/or precinct controls as applicable	
Boundary wall height (storeys) 1,2. refer 2.4	1	3	1	3	2	3	2	3	3	4		
Minimum primary and secondary street setbacks. refer 2.3	4m	2m	2m		2m		2m or Nil	2m or Nil	2m or Nil			
Minimum side setbacks refer 2.4	2m	3m	3m		3m		Nil					
Minimum rear setback refer 2.4	3m		3m		3m		6m	Nil	Nil			
Average side setback where building length exceeds 16m refer 2.4	2.4m	3.5m	3.5m	3.5m	3.5m	4m	NA	NA	NA			
Plot ratio 7 refer 2.5	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0		
Notes	<p>1 Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions</p> <p>2 Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code</p> <p>3 Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.</p> <p>4 Minimum secondary street setback 1.5m</p> <p>5 Nil setback applicable if commercial use at ground floor</p> <p>6 Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.</p> <p>7 Refer to Definitions for calculation of plot ratio</p>											