

POL-TP-127 Building and Development Standards - Other Zones

1. OBJECTIVE

To prescribe building and development standards and ensure that the development of land within the Special Use and Private Clubs & Institutions Zones is consistent with the principles of proper and orderly planning and furthers the objectives of the relevant zone.

2. POLICY STATEMENT

2.1 Off-Street Parking

In any application for approval to commence development in the Special Use and Private Clubs & Institutions Zones, provision shall be made for the off-street parking of motor vehicles in accordance with the Vehicle Parking Standards policy, except as otherwise provided for in this policy.

2.2 Plot Ratio and Site Coverage

The maximum plot ratio and site coverage for development in the Special Use and Private Clubs & Institutions Zones shall be in accordance with the provisions of Table 1, except where otherwise provided for in this policy.

2.3 Setback Requirements

The setback requirements for all developments in the Special Use and Private Clubs & Institutions Zones shall be in accordance with the provisions of Table 1.

2.4 Two-Street Frontages

Subject to the requirements regarding visual truncation of corner lots and vehicular access ways (as specified in the General Building and Development Standards Policy), where a lot has a frontage to two streets, the Council shall determine which of the two streets is the secondary street, and the setback to the secondary street may be reduced to 3 metres.

2.5 Use of Setbacks

No person shall use the area of land between a building setback line and a street alignment for any purpose other than one or more of the following:

- a) a means of access;
- b) landscaping;
- c) the loading and unloading of vehicles;
- d) the daily parking of vehicles used by employees and customers or clients but subject to the requirements of any duly adopted policy as to off-street parking.

No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired, or for the stacking or storage of fuel, raw materials, products, or by-products, or wastes of manufacture.

2.6 Landscaping Requirements

In connection with any application for approval to commence development in a zone to which this policy applies, the Council shall require that such landscaping be provided as the Council sees fit in the interests of amenity and orderly and proper planning.

Any landscaping required shall be provided in accordance with the provisions set out hereunder:

- a) the required landscaping shall cover a minimum of 10% of the total site area in a form approved by the Council. The calculation of this area shall include any area required as boundary landscaping and open parking facilities landscaping where off-street parking is required in accordance with the Vehicle Parking Standards policy;
- b) any landscaped area shall be separated from an adjacent vehicular area by a wall or kerb at least 150mm higher than the adjacent vehicular area or in some manner be protected from vehicular damage;
- c) landscaped areas shall not average in width less than 1.5 metres, and shall not be continuous for more than 10 metres without a properly designed pedestrian crossing point, except where such landscaped area is adjacent to a permanent fence, or a wall of a building;
- d) the part of the area of the site required to be provided as landscaping shall not include areas which would normally be set aside for pedestrian movement; and
- e) landscaped areas required by this policy shall be planted in accordance with an approved landscape plan, and within 30 days of practical completion of the development, or any relevant part thereof, as determined by the Council or at such later time as may be agreed in writing by the Council.

3. TABLE 1 - SITE REQUIREMENTS

Land Use	Minimum Effective Frontage in Metres	Minimum Setback from Boundaries in Metres			Maximum Plot Ratio	Maximum Site Coverage	Maximum Building Height in Storeys	Other Requirements and/or Variations
		Front	Side	Rear				
Club Premises	30	9	3	9	0.4:1	0.3	2	
Education Establishment	60	20	9	20	0.3:1	0.3	3	A minimum of 50% of the site shall be required for open space.
Grouped Dwelling	As per the Residential Design Codes for all allowable dwellings.						2	
Hospital	50	20	9	0	0.5:1	0.4	3	No hospital shall be allowed on a lot of less than 4,000m ² .
Residential Building	30	7.5	3	7.5	0.5:1	0.3	3	A minimum of 50% of the site shall be required for open space and no Residential Building or part thereof shall be subdivided under the provisions of the Strata Titles Act 1966 (as amended).
Multiple Dwelling	As per the Residential Design Codes for all allowable dwellings.						2	
Place of Assembly/Place of Worship	30	9	3	7.5	0.4:1	0.3	2	
Single House	As per the Residential Design Codes for all allowable dwellings.						2	
All other uses	To be negotiated with the Council at the time of an application for approval to commence development.							

4. DEFINITIONS

Refer to Schedule 1 of Town Planning Scheme No. 17 for land use definitions.

Document Control

Document Approvals:			
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1.	Ordinary Meeting of Council 18/3/2008 - adopted policy.		
2.	Ordinary Meeting of Council 10/9/2014 - adopted policy.		
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Strategic Community Plan:	B1.1 Create community places to live, relax and work		