

Table 1: Residential Controls

Control	Single House	Mixed Housing Suburban ¹	Mixed Housing Urban ¹	Tce House & Apart ¹	Large Lot Residential	Rural and Coastal Settlement
Height	8m (+1m)	8m (+1m)	11m (+1m)	16m or Height Variation Control.	8m (+1m)	8m (+1m)
Density (1 unit per...)	1 per site + MHU	n/a	n/a	n/a	1 per site + MHU	1 per site + MHU
Subdivision (Min Vacant Site size)	600m ²	400m ²	300m ²	1200m ²	4000m ²	2,500m ²
Front Yard	3m	3m	2.5m	1.5m	10m	5m
Side Yard	1m	1m	1m	1m	6m ⁴	1m
Rear Yard	1m	1m	1m	1m	6m ⁴	1m
Riparian Yard	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams
Coastal Protection Yard	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	25m, or as specified in Appendix 6	20m, or as specified in Appendix 6
Lakeside Yard	30m	30m	30m	30m	30m	30m
Building Coverage	35%	40%	45%	50%	20% or 400m ² whichever is lesser	20% or 200m ² whichever is lesser

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if creating bare vacant section

minor dwelling
1 or 2 bedrooms

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Control	Single House	Mixed Housing Suburban	Mixed Housing Urban	Tce House & Apart	Large Lot Residential	Rural and Coastal Settlement
Max Impervious area	60%	60%	60%	70%	35% or 1400m ² whichever is lesser	35% or 1400m ² whichever is lesser
Landscaped area	Min 40% (50% front yard)	Min 40% (50% front yard)	Min 35% (50% front yard)	30%	N/A	N/A
Daylight and Outlook Space	n/a	required	required	required	N/A	N/A
Outdoor living space	n/a	at ground level = 20m ² above ground = 5m ² 0-1 bed 8m ² 2+ bed	at ground level = 20m ² above ground = 5m ² 0-1 bed 8m ² 2+ bed	at ground level = 20m ² above ground = 5m ² 0-1 bed 8m ² 2+ bed	N/A	N/A
Front fence height	Front fences 1.2-1.8	Front fences 1.2-1.8 ⁵	Front fences 1.2-1.8 ⁵	Front fences 1.2-1.8 ⁵	N/A	N/A
Side and Rear fence height	2m ⁵	2m ⁵	2m ⁵	2m ⁵	N/A	2m
Height in relation to boundary	2.5m plus 45 degrees	2.5m plus 45 degrees or alternative	3m plus 45 degrees or alternative ⁶	3m plus 45 degrees or alternative	N/A	2.5m plus 45 degrees or alternative
Dwelling Size	n/a	30m ² for studio 45m ² for one or more bedrooms	30m ² for studio 45m ² for one or more bedrooms ⁸	30m ² for studio 45m ² for one or more bedrooms ⁸	N/A	N/A
Parking	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27
Minor dwelling	65m ² Permitted for one; NC for more than one.	N/A	N/A	N/A	65m ² RDA for one; D for more than one.	65m ² RDA for one; NC for more than one.

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