



Multiple Dwelling Development

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Can my proposal be classed as a 'Multiple Dwelling' development?

Multiple dwelling developments are those with two or more dwellings on the same lot and can commonly be described as home units, townhouses and apartments.

If you can tick (✓) the following boxes, your proposal has a good chance of receiving a permit after the application process is completed:

- The zoning is General Residential (note: other zones may also apply).
- The density is no more than one (1) unit for each 325m².
- The dwelling is not closer than 4.5 metres from the front boundary.
- Any garage portion is no closer than 5.5 metres to the front boundary or at least one (1) metre behind the dwelling façade.
- The collective garage opening width(s) are not greater than six (6) metres, within the first 12m of a property frontage.
- The dwellings can all fit within the prescribed building envelope (see planning staff for an explanation).
- The roofed area of all the buildings is not more than half the size of the lot.
- Each dwelling has not less than 60m² of private open space.
- Of this 60m² each dwelling is to have at least 6m x 4m on the northern side of the building with internal access from a living room and also which cannot be too steep or used for car parking.
- Each dwelling site is 25% or more impervious – e.g. grass, garden beds, etc.
- One dwelling does not overshadow another's internal living area or private open space area (see planning staff for an explanation).
- Each dwelling that has a balcony, carport, window, etc., is not closer than six metres to an adjoining dwelling, if the site is one (1) metre higher than it (see planning staff for an explanation).
- If there is a shared driveway it is more than 2.5m from windows of habitable rooms of any other dwelling.
- The front fence (if proposed) is not higher than 1.8m with the top 600mm at least one third see-through – e.g. pickets rails.
- Each dwelling has somewhere to park wheelie bins.
- Each site can connect to sewer, water and stormwater.
- Each site has a frontage onto a public street at least six (6) metres wide.

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