17 August 2022

Morris Edwards
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Victorian Planning Authority
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Dear Morris

Draft Amendment GC206 - Small Lot Housing Code Review

I write to you in relation to the above amendment which seeks to update the existing Small Lot Housing Code.

Thank you for the opportunity to review the draft Small Lot Housing Code. In response, Council acknowledges the good intentions of the Small Lot Housing Code in supporting housing choices for increasing numbers of families, single person households, affordability and in facilitating approvals for dwellings on lots under 300m^2 in area. Notwithstanding, it has been Council's experience that the Small Lot Housing Code has resulted in some poor design outcomes including garage dominated streetscapes, an absence of street trees and poor passive surveillance outcomes.

In summary, the following diminished built form and streetscape outcomes have been highlighted.

- Reduced opportunities for street tree planting to meet minimum streetscape canopy coverage targets, leading to poor streetscape amenity and contributing to a more pronounced 'urban heat island effect'.
- Significant site coverage allowances fostering a stronger reliance of 'borrowed' landscaped from public realm for amenity, biodiversity and mitigating impacts of more pronounced 'urban heat island effect.'
- Dwellings and streetscapes characterised by garage dominance and limited activation/articulation/amenity at the pedestrian scale, creating a streetscape character more akin to a rear 'laneway.'
- Increased perceptions of 'building' mass/bulk arising from allowances for 'boundary to boundary' development.
- Reduced minimum on-site car parking requirements, potentially resulting in increased competition for on-street car parking.
- Lack of clarity on preferred location(s) for different SLHC dwelling types (Type A, B and C).

Accordingly, please find enclosed Council's submission on the draft Small Lot Housing Code which identifies key issues and improvements/solutions that we consider should be incorporated into any revised Small Lot Housing Code to reduce/mitigate poor design outcomes.

Please do not hesitate to contact Jamie Coate, Team Leader Urban Design, on 9747 7285, Roger Sucic, Coordinator Major Developments, on 9747 7344 and/or Meagan Merritt, Coordinator Major Developments, on 9747 7215 should you have any queries in relation to Council's submission.

Your Faithfully

Darren Rudd
Manager City Design/Strategy

Technical Report - City of Melton – Small Lot Housing Code Submission Type A & B

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
2	**Definition**	5	**Applied zone** means a planning scheme zone that has been ascribed to a type of use/development as shown on Plan 1 of a schedule to the Urban Growth Zone (UGZ);	✓	Supported.
2	**Definition**	5	**Class 1a** is classified as one or more buildings, which - a) Are not located above or below another dwelling or another Class of buildings; and b) Together form a single dwelling including the following: i. a detached house; ii. one of a group of two or more attached dwellings, each being a building, separated by a fire resisting resistant wall, including a row house, terrace house, town house or villa unit; and iii. a single dwelling located on one allotment and used for short-term holiday accommodation.	✓	Supported.
2	**Definition**	5	**Facade** means that part of the building facing a street or public open space area. For calculations it is measured from a two-dimensional elevation and excluding any roof area.	✓	Supported.
2	**Definition**	6	**Fin or sunhood** means a projected feature of a building that projects perpendicularly from the facade. They may be a structural or non-structural feature of the building.	✓	Supported.
2	**Definition**	6	**Front wall** means the wall most forward of the building towards the front street or public open space area. It does not include an allowable encroachment for articulation. alignment.	✓	Supported.
2	**Definition**	6	**Habitable room** means a room used for normal domestic activities, and - a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom and the like; but b) excludes a bathroom, laundry, water closet, pantry, walk- in robe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, garage, carport and other spaces of a specialised nature occupied neither frequently nor for extended periods;	✓	Supported.
2	**Definition**	6	**Height** in relation to - a) a building (other than a wall or fence) at any point, means the vertical distance between natural ground level and the top of the roof covering; and b) a wall at any point, means the vertical distance between the natural ground level at the base of the wall and the point at which the outer wall intersects the plane of the top of the roof covering, or the top of a parapet, whichever is higher; and c) a fence, means the vertical distance between natural ground level at the base of the fence and the top of the fence at any point along the fence.	✓	Supported.

			Chimneys, flues, service pipes, solar hot water systems and solar panels are not included when measuring heights.		
2	**Definition**	**6**	**Living room** means a habitable room which is used for primarily sitting or dining.	✔	Supported.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
2	**Definition**	6	**Habitable room** means a room used for normal domestic activities, and - a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom and the like; but b) excludes a bathroom, laundry, water closet, pantry, walk- in robe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, garage, carport and other spaces of a specialised nature occupied neither frequently nor for extended periods;	✓	Supported.
2	**Definition**	6	**Open space reserve** means a reserve shown on the Title of land as a reserve for passive recreation, active recreation, drainage or conservation purposes.	***Query***	Not opposed in principle replace recreational reserve wit open space reserve and include drainage & conservatio for new applications. However, this will likely result in inconsistent front setbacks on streetscapes containing both SLHC and conventional lots located directly opposit drainage and conservation reserves, i.e. setbacks being 1.5m and 4m.
2	**Definition**	6	**Paper road** means a road that is legally established (i.e. a designated road reservation is recorded in survey plans) but the physical road has not formally been constructed.	✓	Supported.
2	**Definition**	6	**Permeable surfaces** means any ground level surface that allows water to pass through and enter into the soil including mulch, gravel, permeable pavements, decking etc.	✓	Supported.
2	**Definition**	6/7	**Private open space** means – a) an unroofed area of land; or b) a deck, terrace, patio, balcony, pergola, verandah, gazebo, swimming pool or spa. **private open space** means an external area on an allotment, that - a) an outdoor area not more than 150mm above finished ground level; and it includes a front or rear garden, deck, terrace, patio, balcony, verandah, and b) does not include a driveway, carport, services area, bin store; c) is connected by a doorway to a habitable room.	***Query***	Support changes in principle, however it is recommende that these spaces be connected to a living room to maximise integration between in-door / out-door habitabl areas. Standalone roof-top terraces should only be permitted as secondary private open space areas where is demonstrated that an alternative area of private open space directly connected to a living room is provided
2	**Definition**	7	**Rear loaded** means a dwelling which has vehicle access via a rear lane. and no vehicle access at the front street or front public open space alignment	✗	Not supported – the new definition appears to still allow f front vehicle access. It is recommended that original wording be reinstated. In addition, further clarity is requir in relation to side lane and the difference with side street alignment.
2	**Definition**	7	**Right of way** means a carriageway easement i.e. a right, annexed to land to travel over other land of different ownership.	✓	Supported.
2	**Definition**	7	**Side street alignment** means for an allotment with more than one street frontage, any other street that is not the front street or a rear laneway.	✓	Supported.
2	**Definition**	7	**Side public open space alignment** means for an allotment with more than one public open space frontage, any other public open space that is not adjacent to the allotment frontage than the front public open space facing wall.	✓	Supported.
2	**Definition**	7	**Site coverage** means that part of the allotment which is covered by buildings,	✓	Supported.

			expressed as percentage of the area of the allotment, excluding: a) eaves, fascias and gutters not exceeding 750mm in total width, unroofed swimming pools, unroofed terraces, unroofed patios, unroofed decks and pergolas.		

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
2	Definition	7	**Unroofed** means an area that is not covered by a roof structure, but may be covered by eaves, gutters, fascias, sunhoods or sunshades.	✓	Supported.
2	Definition	7	**Wall on boundary** means building on any boundary of an allotment, a) buildings on or within 200mm of a side a side or rear boundary of an allotment; and b) carports constructed on or within 1.0 metre of a side or rear boundary of an allotment and which is open on the side facing the boundary or boundaries.	✓	Supported.
3	1.1	9	**1. Maximum street setback** 1.1 The front wall of a new Class 1a Building must be set back no more than 1.5 metres than the street setback specified in Table 1.	✓	Supported. However, it is recommended that the Standard remain wit text similar to 4.4.1 - Setbacks – Maximum Front: 'No maximum front setback applies' to remove any potent ambiguity or confusion. *See Related Standard4.4.1 - Setbacks – Maximum Front*
3	2.1	9	**2. Minimum Street setbacks and articulation** In this Standard, street does not include lane, footway, alley or right of way. 2.1 Walls of a building must be setback from front and side street alignments the distances specified in Table 1. **Minimum Street Setback** **Table 1:** Street setbacks **Designation of the allotment in the subdivision permit** / **Minimum setback from front street alignment** / **Minimum setback from side street alignment, where the ~~lot~~ allotment is on a corner** Type A: 4.0 metres for a building facing a declared road; 1.5 metres 1.5 metres for a building facing a street where there is a ~~reeration~~an open space reserve on the other side of the street and opposite the allotment 3.0 metres in any other case Type B: 4.0 metres for a building facing a declared road; 1.0 metre 1.5 metres in any other case A front street setback may be to an open space reserve if the dwelling is rear-loaded.	✓	No Issue. Note that the revised standard considers a revised definiti for open 'space reserve' which replaces recreational open space reserve. *See Related Standard* *2 - Definition – Open Space Reserve*

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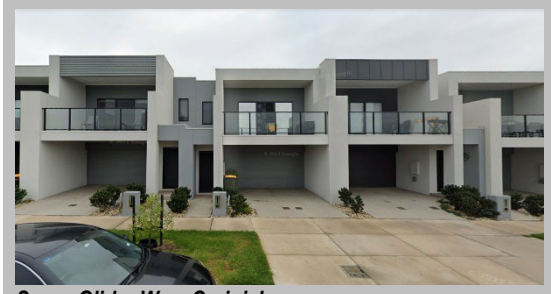
Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	2.2	9	**2. Minimum Street setbacks and articulation** 2.2 Walls of a building must be articulated in accordance with Table 2.	***NC***	No proposed change from existing SLHC.
3	2.3	10	**2. Minimum Street setbacks and articulation** 2.a. Any entry to the dwelling at a street or public open space must include at least one window, in the form of a sidelight window or viewing panel. The window may be provided via glazing in the door.	***Query***	Council supports the inclusion of fenestration to assist in fostering a stronger sense of activation and to improve the visual presentation of a dwelling at the pedestrian scale. However, it is contended that sidelight windows and glazing in a door alone will not provide appropriate levels of activation / engagement at the pedestrian scale and will result in dwellings with ground floors defined by garage dominance / blank walls to the street and, where clustered together,will result in streetscapes with characteristics more akin to laneways.  ***Sugar Glider Way, Craigieburn*** ***Source: Google.com*** ***Date: 4/08/2022*** Glazing in a door, though welcome, could easily be mitigated by a security screen and again we will end up in a scenario where there is no activation on the ground floor such as the image above. Council recommends that an additional Standard be provided to facilitate meaningful activation to the ground floor area of the primary facade to mitigate the issues detailed above. This Standard should require that future layouts incorporate a habitable room adjacent the street on the ground floor of the dwelling and this room should include a full sized window on the dwellings' primary façade to allow for a clear line of site to the adjoining street. This would allow for additional visual interest at the pedestrian plain. This treatment should also be applied to all upper floors. See Related Comments Standard 4.10.2 – Articulation - Entrance to the dwelling Standard 4.14.2 - Activation and passive surveillance
3	2.3b	10	**2. Minimum Street setbacks and articulation** 2.b Facades to front, side and rear street alignments, must include a	✓	Supported.

			minimum of two materials, with no material being used for more than 75 per cent of the façade on that frontage.		
3	**2.4**	**10**	**2. Minimum Street setbacks and articulation** 2.4 The following may encroach into the setback distance required by Standard 2.1 by no more than 1.5 metres – a) eaves, fascia and gutters; and b) decks, steps or landings less than 800mm in height; provided these encroachments do not project over a street alignment.	***NC***	No proposed change from existing SLHC.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	2.5	10	**2. Minimum Street setbacks and articulation** 2.5 At least one of the following elements must be provided to the front of the building and may encroach into the setbacks required by Standard 2.1 – or b) a balcony on the second storey or above, that – iv. for any part of the balcony that is forward of the front wall, has a width that does not exceed 80 per cent of the frontage of the allotment or 4.0 metres, whichever is the greater; and v.i. projects at least 300mm and no more than 1.0 metre forward of the front wall, if the balcony is roofed; or vi.ii. projects at least 800mm and no more than 1.5 metres forward of the front wall, if the balcony is not roofed;	✓	Supported in principle, however the VPA's comment that change is to allow balconies to occupy 100% of the frontage should be made clear in document.
3	3.1	11	**3. Building height** 3.1 The height and/or number of storeys of a building must not exceed those specified in the planning scheme zone, inclusive of any schedule or plan incorporated into the planning scheme. If no a height is not specified: a) the building height must not exceed 11 metres; and b) the building must contain no more than three (3) storeys at any point.	✓	Supported.
3	4.1	11	**4. Site coverage** 4.1 The site area covered by buildings must not exceed the area specified in Table 3.	***NC***	No proposed change from existing SLHC. Not ideal, however existing SLHC sets a precedent. Council contends that in allowing near or complete site coverage, this will create a scenario where there is significant reliance on 'borrowed' landscaping from the public realm, both as a function of streetscape amenity and as measure to mitigate 'urban heat island effect'. This means the preservation of landscaping, particularly canopy trees within the public realm is critical to the success of future built environments, which is also reflected in performance target T13 of VPA's PSP Guidelines 2.0 which seeks a minimum 30% canopy coverage of public realm. In recognising this relationship between site coverage and 'borrowed' landscaping from the public realm, Council has suggested comments relating to Standards for Car Parking for both Type A/B and Type C allotments and has recommended measures such as proposing that all lots less than 10m be rear

					loaded to ensure adequate canopy coverage of streetscapes. Related Comments See Standard 3.6.2 – Car Parking Standard 3.6.7 – Car Parking Standard 4.15.4 - Car Parking Standard 4.15.6 – Car Parking
3	**5.1**	**11**	**5. Permeability** 5.1 The site area covered by permeable surfaces must be at least the area specified in Table 4.	***NC***	No proposed change from existing SLHC. Not ideal, however the existing SLHC sets a precedent. Council contends that in allowing limited or no minimum permeability requirements, we would question how this would impact on stormwater management, particularly where you have a subdivision pattern defined by extensive areas of SLHC allotments. While this is an engineering issue, it is contended that this issue has not been thought out or factored into the SLHC.

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Chapter #	Code #	Page #	SLHC Text	✓ ✗ Query NC	Council Response
3	**6.1**	**12**	**6. Car parking** 6.1 Provision must be made for the number of car parking space(s) specified in Table 5. Table 5: Car parking Designation of the allotment in the subdivision permit / Minimum number of car parking spaces Type A and B / 1 car parking space ~~if the building has two or less bedrooms~~ ~~2 car parking spaces if the building has 3 or more bedrooms~~ ~~Type B~~ / ~~1 car parking space~~	✗	Council does not support a reduction in the minimum car parking provisions from 2 spaces to 1 space for Type A lots where 3 bedrooms and more are provided. Council contends that this change will likely lead to increased streetscape congestion as more on-street carparking is utilised, which would ultimately lead to a reduction in the amenity of the surrounds. It is important to note that, at present, transport patterns in our municipality are heavily weighted towards car use, and without a significant increase in the provision of public transport and service infrastructure, this behaviour is unlikely to change. While Council supports an overall reduction in the reliance on private vehicle use for a range of planning, urban design, social and environmental reasons, at present Council must recognise our 'communities' transport behaviours. Council is also concerned that a reduction in car parking provision is likely to lead to the potential for clandestine car parking arrangements such as parking on nature strips, potentially resulting in the illegal removal of street trees.  ***47-61 Modena Crescent Fraser Rise Sienna North Estate*** Note: Cars parking on nature strip It is also considered that reducing the car parking provision requirement for Type A dwellings containing 3 bedrooms or more, will further erode the point of difference between Type A and B typologies as the only real difference would be differences in front setbacks and site coverage. This lack of difference could also result in the location of Type A typologies in locations better utilised by Type B or C typologies.

					Council also questions why there is already a car parking reduction for Type B dwellings containing 3 bedrooms in Standard 3.6.1 – Car Parking and a reduction for Type C dwellings containing 3 bedrooms in proposed Standard 4.15.1 – Car Parking. From a planning perspective, it does not seem appropriate that under Clause 52.03 of the Melton Planning Scheme a higher car parking provision required for dwellings with 3 bedrooms or more would likely be required in locations within Melbourne's inner city/middle ring areas that have good access to a wide range of infrastructure/services, than in locations in Melbourne's growth areas that are often defined by a lack of public transport and access to good infrastructure/services. Council's preference would be to adopt the same car parking requirements as Clause 52.03 of the Melton Planning Scheme and for all SLHC lots (Type A, B and C), i.e. 1 car space for dwellings containing 1-2 bedrooms and 2 car spaces for dwellings containing 3 bedrooms or more. Related Comments See Standard 3.6.2 – Car Parking

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
3	**6.2**	**12**	**6. Car parking** The car parking space(s) required under Standard 6.1 must be accessible from a public street or lane or right of way, however, if the allotment has a frontage width of less than 6.0m access to the car parking space(s) must only be from the rear of the allotment.	✗	Not supported, Council recommends that all SLHC lots (Type A, B and C) with frontages less than 10m in width be rear loaded only, to maximise opportunities for the provision of canopy trees / softscape landscaping in the public realm and to improve the overall amenity of streetscapes. It is contended that one of the key failings of the SHLC is the negative impact on the amenity of our streetscapes brought about by the use of narrow front loaded lots as these lot typologies have frequently resulted in diminished streetscape outcomes, with a character more akin to laneways or as they are colloquially called 'stranes'. These streetscapes are typified by excessive amounts of hardstand within front setbacks / nature strips from driveways / crossovers, perceptions of garage dominance and a lack of activation at the ground floor / pedestrian plain. While acknowledging that the revised SLHC document attempts to mitigate some the issues detailed above, such as Standard 3.6.7 – Car Parking, which provides direction in the percentage of garage door areas, it is however contended as per the image below that these measures are not successful as both the existing and revised SLHC still allow for dwelling typologies characterised by excessive garage dominance and limited activation of the pedestrian plain. Council contends that if this type of outcome is permitted under the revised SLHC, then the SLHC is not providing an appropriate urban design outcome.

Source: ***https://communities.lendlease.com***

Source: ***https://www.realestate.com.au/home-designs/homebuyers-centre/kaya-20-3dc4de78532443da9a14013796c52e94/***

Nor is it considered that new Standards, such as Standards 3.2.3.2a - Minimum Street Setbacks and Articulation and 4.10.2 - Articulation - Entrance to the Dwelling, which mandate an additional window sill or glazed door treatments provide an appropriate level of activation at the ground floor.

Of particular concern is that these types of lots make it increasingly difficult to ensure an adequate provision of street trees and landscaping along streetscapes as street trees have to compete with both the increased interval of crossovers and infrastructure / services for space. This requires Council to request submission of servicing and landscape plans prior to endorsement of layout plans, which is being resisted by applicants who contend that this slows down the planning/approvals process. Council has numerous examples of where competition between the provision of street trees and service infrastructure has resulted in the under provision of street trees.

While street tree provision has been achieved on lots with frontages less than 7.5m, it is considered that this outcome has been problematic and generally does not result in a holistic design approach, addressing activation, garage dominance and on-street carparking. Often the only way to accommodate street tree planting adjacent to narrow front loaded lots is to request combined cross-overs, while this may assist in ensuring a street tree can be provided it can also result in a situation where you have co-located double garages, leading to situations of garage dominance along a streetscape.

					 **47-61 Modena Crescent Fraser Rise** **Sienna North Estate** Note: Car parking on verge, and only 2 street trees for 8 dwellings Council contends that the metric of 10m is an appropriate minimum distance for front loaded lots, to ensure a holistic approach to streetscape design through the following: - Reduces the conflict between the provision street trees and infrastructure servicing by maximising opportunities for street trees - Maximises opportunities for the provision of softscape within the nature strip, ensuring crossovers do not take up more than 40% of nature strip - Would allow for minimum 7m distance between crossovers to allow for on-street carparking - Allow for an activated, articulated and visually interesting ground floor façade, that is architecturally legible and ensures that garage areas do not dominate, occupying less than 50% of lots frontage. Related Comments See Standard 3.4.1 – Site Coverage Standard 3.6.7 – Car Parking Standard 4.15.4 - Car Parking Standard 4.15.6 – Car Parking

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	6.3	12	**6. Car parking** 6.3 If 1 car parking space is required under Standard 6.1 it must be at least 6.0 metres long and 3.5 metres wide.	***NC***	No proposed change from existing SLHC.
3	6.4	12	**6. Car parking** 6.4 If 2 car parking spaces are required proposed under Standard 6.1 – a) one space must be at least 6.0 metres long and 3·5 metres wide; and b) the second space must be at least 4·9 metres long and 2·6 metres wide.	✓	Supported. However, see comments 3.6.7 – Car Parking, which recommends that double garages only be applied to rear loaded lots, and where 2 car spaces are required on front loaded lots, they adopt a tandem arrangement (single garage and tandem car space) to mitigate the visual impact of double garages.
3	6.5	12	**6. Car parking** 6.5 The minimum ceiling height to a garage, carport or car parking space is 2.1 metres.	***Query***	Council supports this standard in principle, however, contend that this minimum roof height limits potential future adaptability of the space, particularly in mixed use locations or areas adjacent to town centres. It is recommended that ceiling heights be increased to residential heights (2.4m) in locations adjacent to town centres to ensure future adaptability. Related Comments See Standard 4.15.5 – Car Parking
3	6.6	12	**6. Car parking** 6.6 Despite Standard 6.4, if the 2 required car parking spaces adjoin each other in a garage or carport or in a space constrained by walls, the double space may be 5·5 metres in width.	***Query***	Support in principle, however see comments in 3.6.7 – Car Parking, which recommends that double garages only be applied to rear loaded lots, and where 2 car spaces are required on front loaded lots, they adopt a tandem arrangement (single garage and tandem car space) to mitigate the visual impact of double garages. Related Comments See Standard 3.6.7 – Car Parking
3	6.7	12	**6. Car parking** 6.7 If the car parking space(s) required under Standard 6.1 is in a garage or carport and the door(s) or opening(s) to the garage or carport faces the front street – a) the width of the door(s) or opening(s) must not exceed 50 per cent of the width of the of the frontage of the allotment; or	✗	Council considers that the issue of garage dominance along streetscapes has not been adequately addressed by either the existing or revised SLHC. While it is acknowledged that there appear to be some improved measures to address the visual impact of garages in the new Type C standards, particularly in regards limiting double garages to rear loaded arrangements and limiting front loaded garages to single garages, these solutions have not been applied to the Standards for Type A and B lots. As it stands, Council does not support sub clause b) as the 30% extent for garage door on a facade can be manipulated through increased parapet heights and on narrower lots there are examples of dwellings defined at the pedestrian plain by no meaningful activation and simply a garage and front door. It is considered that given the smaller scale of all forms of SLHC lots, these issues of garage dominance are more pronounced

			b) the area of the door(s) or opening(s) must not exceed 30 per cent of the area of the front façade of the building. For the purposes of this Standard, the area of the front façade of the building means the area of the walls of the building facing the front street, measured from a two-dimensional elevation and excluding any roof area.		and while noting that proposed changes to minimum car parking requirements for Type A lots sought in part to address this issue, as detailed above this was not supported, however building upon the rationale applied to the new Type C lots, a more appropriate urban design approach would be to restrict the use of double garages (side by side parking) for all SLHC lots to only where lots are rear loaded and where a minimum of 2 car spaces are required for Type A & B dwellings only permit a single garage with a 'tandem' car parking arrangement.  ***36-52 Wireless Drive, Aintree*** ***Woodlea Estate*** Note: Ground floor layout like proposed Standard 3.2.3 – Minimum Setbacks & Articulation which seeks window and glazed door treatments on ground floor. As per earlier comments, these treatments on their own are not deemed successful in activating pedestrian plain and still result diminished streetscapes. Related Comments See Standard 3.2.3a – Minimum Setbacks & Articulation Standard 3.6.2 – Car Parking Standard 3.6.6 – Car Parking Standard 4.10.2 - Articulation - Entrance to the dwelling Standard 4.15.4 - Car Parking Standard 4.15.6 – Car Parking
Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
3	**7.1**	**12/13**	**7. Side and rear setbacks** 7.1 Standard 7 does not apply to a wall of a building or a carport that complies with Standard 8. 7.1 A building must be set back from a side or rear boundary not less than the distance specified in Table 6. If an adjoining allotment is not subject to the Small Lot Housing Code, regulation 79 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.

3	**7.2**	**13**	**7. Side and rear setbacks** 7.2 The following may encroach into the setback distance required by Table 7 by not more than 500mm (this Standard does not apply to setback from lane) – a) porches and verandahs; b) masonry chimneys; c) sunblinds and sunhoods; d) flues and pipes; e) domestic fuel tanks and water tanks; and f) heating and cooling equipment and other services.	***NC***	No proposed change from existing SLHC.
3	**7.3**	**13**	**7. Side and rear setbacks** 7.3 Eaves, fascias and gutters may encroach into the setback distance required by Table 6 by not more than 600mm (this Standard does not apply to setback from lane).	***NC***	No proposed change from existing SLHC.
3	**7.4**	**13**	**7. Side and rear setbacks** 7.4 The following may encroach into the setback distance required by Table 6 (this Standard does not apply to setback from lane) – a) landings with an area of not more than 2 square metres and less than 1.0 metre high; b) unroofed stairways and ramps; c) pergolas; d) shade sails; and e) decks less than 800mm above natural ground level.	***NC***	No proposed change from existing SLHC.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	**8.1**	**13**	**8. Walls on boundaries** 8.1 The maximum height of a wall on or within 0.2 metres of a side or rear boundary, or a carport on or within 1.0m of a side or rear boundary (not a lane), must not exceed 3.6 metres unless: a) it abuts an existing building on the adjoining allotments or will abut a simultaneously approved building on the boundary; and b) the height difference between the existing adjoining building or the simultaneously approved building or carport does not exceed 3.6 metres. c) notwithstanding Standard 8.1(a) the length difference between the existing or simultaneously approved building must not exceed a total of 2.0 metres, and the additional length must not cast additional shadow on a light court in accordance with Standard 11.	***Query***	No issue in principle with the existing wording, however how does allowing large sections of attached dwellings with wall on boundary address issues such as building mass and neighbourhood character, particularly where you have long rows of SLHC lots standing alone or interspersed along streetscapes that contain predominately detached or semi-detached conventional lots? It is Council's contention that as expressed in Standard 4.1 – Dwelling Rows, a minimum 2m wide side setback should be adopted at both ground and upper floors every 60m or 6 dwellings, whichever is the lesser. This setback should be combined over two allotments to ensure equality, allow for additional fenestration for solar access / ventilation and to mitigate poor urban design such the visible shear wall. This should also apply to Guides 4.1.1 & 4.6.1 of Type C.  ***13-31 Mamic Drive, Fraser Rise*** ***Aspire Estate*** Related Comments See Standard 4.1 – Dwelling Rows
3	**8.2**	**14**	**8. Walls on boundaries** 8.2 There is no maximum wall on boundary length, provided the other Standards are satisfied. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 80 of the Building Regulations 2018 apply to the extent that they relate to	✓	Support.

			the adjoining allotment.		
3	**9.1**	**14**	**9. Daylight to existing habitable room windows** 9.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 81 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.
3	**10.1**	**14**	**10. Solar access to existing north-facing windows** 10.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 82 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	11.1	14	**11. Overshadowing of secluded private open space** 11.1 A building must not reduce the sunlight to any secluded private open space of an existing building on an adjoining allotment to less than 6 square metres, with a minimum dimension of 2.0 metres. For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of building and/or fence by 0.9 when the sun is true north. If an adjoining allotment is not subject to the Small Lot Housing Code the requirements of regulation 83 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	***Query***	What about overshadowing of the private open space of the proposed dwelling?
3	12.1	14	**12. Overlooking** 12.1 A window in a habitable room window, where the floor level of the room is more than 2.5m above natural ground level and the window faces (at an angle less than 45°) secluded private open space or habitable living room windows of an existing dwelling within a horizontal distance of 4.5 metres, the window must either – a) have a sill height at least 1.7 metres above floor level; or b) have fixed obscure glazing in any part of the window below 1·7 metres above floor level. In this Standard, a window facing a habitable room window means a window within 1·5 m from the edge of the other habitable room window on the existing building. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 84 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	***Query***	Removing the restriction to habitable rooms potentially affects the amenity of the existing dwelling. Is this really a good outcome?
3	12.2	15	**12. Overlooking** 12.2 A raised private open space that faces secluded private open space or habitable room windows of an existing dwelling within a horizontal distance of 4.5 metres, must be screened to a height of at least 1.7m above the floor level and be no more than 25 per cent transparent.	***NC***	No proposed change from existing SLHC.
3	13.1	15	**13. Daylight to habitable room windows**	✓	Supported.

			13.1 Each requiredA habitable room window of a building on an allotment must face – a) an outdoor space or light court with a minimum area of 3 square metres and a minimum dimension of 1.0 metre clear to the sky, not including land on an adjoining allotment; or b) a verandah provided it is open for at least one third of its perimeter; or c) a carport provided it has two or more open sides and is open for at least one third of its perimeter For the purposes of this Standard, a side of a carport or verandah will be open if the roof covering of the carport or verandah is not less than 500mm from another building on the allotment or the adjoining allotment boundary.		

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
3	14.1	15	**14. Private open space** 14.1 If a dwelling on an allotment has three or more bedrooms it must have – a) at least 24 square metres of private open space at the side or rear of the building with a minimum dimension of 3.0 metres; or b) at least 24 square metres provided in 2 or more parcels, provided that – i. each parcel is at least 12 square metres; and ii. at least 1 parcel has a minimum dimension of 3.0 metres; or c) a balcony or roof-top area of at least 12 square metres of private open space with a minimum dimension of 3.0 metres.	***NC***	No proposed change from existing SLHC.
3	14.2	15	**14. Private open space** 14.2 If a dwelling on an allotment has two or less bedrooms it must – a) have at least 12 square metres of private open space at the side or rear of the building with a minimum dimension of 3.0 metres; or b) a balcony or rooftop area that is at least: i. 10 per cent of the total floor area of the building excluding garages and carports; or ii. 6 square metres with a minimum dimension of 2 metres, whichever is the greater.	***NC***	No proposed change from existing SLHC.
3	14.3	15	**14. Private open space** 14.3 If the private open space is provided at the side or rear of the dwelling or as a roof top area, an area of at least 6 square metres, with a minimum dimension of 2.0 metres, must have access to direct sunlight. For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of building and/or fence by 0.9 when the sun is true north.	***NC***	No proposed change from existing SLHC.
3	15.1	16	**15. Front fence height** 15.1 A front fence on or within 3m of the street alignment must not exceed the maximum height specified in specified in Table 7. **Table 7:** Front fence height	***NC***	No proposed change from existing SLHC. Related Comments See Standard 4.30.1 – Front Fencing Height
3	15.2	16	**15. Front fence height** 15.2 A front fence, other than a front fence to a declared road, must be at least 15 per cent transparent above 700mm height.	***Query***	Council supports this Standard in principle, however, this contradicts similar a Standard for Type C lots (Standard 4.30.2) which requires a front fence, other than a front fence to a declared road, to be at least 50 per cent transparent above 850mm height.

					Having two fencing standards for SLHC allotments does not appear logical, and we would recommend that the proposed Type C front fencing outcome be adopted for all SLHC allotments as this outcome provides greater transparency. It is recommended that Standard 3.15.2 be updated to reflect Standard 4.30.2 Related Comments See Standard 3.30.2 – Front Fence Height
3	**16.1**	**16**	**16. Fences setback more than 150mm from side and rear boundaries** 16.1 A fence that is setback more than 150mm from a side or rear boundary must not exceed 2.5 metres in height. and tThe part of the fence between above 2.0 metres and 2.5 metres in height must be at least 25 per cent transparent. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 90 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.

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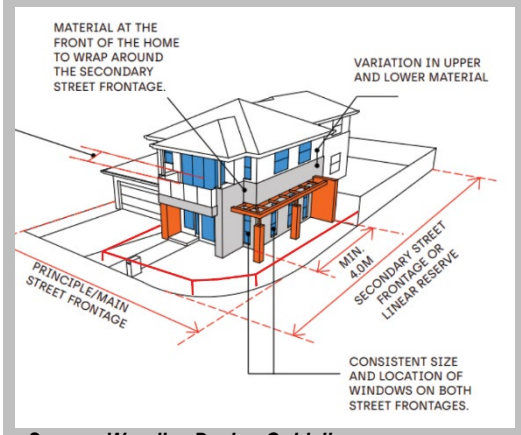
Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query NC	Council Response
3	**17.1**	**16**	**17. Fences on or within 150mm of side or rear boundaries** 17.1 A fence that is on or within 150mm of a side or rear boundary must not exceed 2.5 metres in height. and tThe part of the fence between above 2.0 metres and 2.5 metres in height must be at least 25 per cent transparent. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 91 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.
3	**18.1**	**16**	**18. Fences forward of front walls** 18.1 Any part of a fence that is constructed forward of the front wall of a dwelling must comply with the height and transparency requirements of Standards 15.1 and 15.2.	***NC***	No proposed change from existing SLHC
3	**19.1 19.2 19.3 19.4**	**16**	**19. Fences on street alignments** In this Standard, street does not include lane, footway, alley or right of way. 19.1 Despite Standard 15.1 and 15.2, a fence within 3.0 metres of a point of intersection of street alignments must not exceed	***Query***	Supported as consistent with Standard 4.33.- Fences on street alignment, for Type C typologies. However, it is requested that the following aspects of fencing also be addressed, and that these also be applied to Standard 4.33.- Fences on street alignment, for Type C typologies. This standard should also apply to landscape and open space reserve interfaces, as the intent of the standard relates to corner lots and this should be reflected in standard text. Fencing should respond to a corner context and in locations directly adjacent to the front corner of a dwelling should have the same height and transparency as applied to front fencing as per

			a height of 1.0 metre above footpath level. 19.2 A fence within 1.0 metre of a side street alignment – a) must not exceed 2.0 metres in height; and b) may be solid for no more than 65 per cent of its length, the remaining length of the fence must be at least 15 per cent transparent. 19.3 A fence on a rear street alignment must not exceed 2.0 metres in height. above natural ground level. 19.4 A fence adjacent to and within 1.0 metre of a street alignment or public open space must not contain barbed wire or other sharp protrusions.		Standards 3.15.1 and 3.15.2. This treatment should also apply to all side fencing within 4m of the adjacent front building line as this would allow the higher architectural cues found on the dwelling's primary façade to 'wrap around' the corner and allow for activation and surveillance to secondary frontage.  ***Source: Woodlea Design Guidelines***
3	**20.1**	**17**	**20. Fences and daylight to windows in existing building** 20.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 94 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query NC*	Council Response
3	**21.1**	**17**	**21. Fences and solar access to existing north-facing habitable room windows** 21.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 95 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.
3	**22.1**	**17**	**22. Fences and overshadowing of secluded private open space** 22.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code, the requirements of regulation 96 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	Support.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**1 .1**	**18**	**1. Dwelling Rows** 1.1 A row of dwellings must not be longer than 10 allotments or 60 metres, whichever is lesser distance.	***Query***	Council supports restricting the row of dwellings to a maximum of 10 allotments or 60m for rear loaded allotments, however we does not support this outcome for fronted loaded allotments as Council contends that this outcome would allow for narrow (6m wide) single fronted allotments which would intensify the interval of fragmentation of the adjoining nature strip reducing opportunities for canopy / landscape provision on the adjoining streetscape. As per comments relating to Standard 3.6.2 – Car Parking (Type A / B), Council contends that clusters of front-loaded dwellings with frontages less than 10m in width are leading to diminished streetscape outcomes including perceptions of garage dominance, diminished activation and difficulty in ensuring adequate street tree provision. It is recommended that for fronted loaded allotments, the number of dwellings in a row be limited to 6 dwellings or 60 metres, whichever is the lesser. This would be consistent with Council comments for Standard 3.6.2 – Car Parking (Type A / B) which recommends that all lots less than 10m be rear loaded (see comments Standard 3.6.2 – Car Parking). *See Related Standard – 3.6.2 – Car Parking*
4	**1.2**	**18**	**1. Dwelling Rows** 1.2 Where a three (3) storey row of dwellings is proposed, a row may not be longer than six allotments unless it has a break at the third storey of at least 5.0m wide.	✓	Supported
4	**1**	**18**	**1. Dwelling Rows** New Guide required	***Query***	The SLHC allows for walls on boundary, and where there are instances of rows of SLHC lots, this allows for the construction of clusters of attached dwellings. This brings into play issues associated with building mass and neighbourhood character. This is particularly evident where you have long rows of SLHC lots on their own or where you have clusters of SLHC lots interspersed along streetscapes comprised predominately by conventional dwellings, that generally employ a 1m side setback on at least one side. While this issue is partially addressed in Standard 4.1.2 – Dwelling Rows through the use of side setbacks to the third storey, it is however contended that additional side setbacks should be employed on the floors below, to assist in breaking up the built-form mass. It is preferable that these setbacks should provide a 2m wide physical break between two dwellings. This setback should be combined over two allotments to ensure equality, allow for additional fenestration for solar access / ventilation and to mitigate poor urban design such as the visible shear wall. The placement of

					this setback should accord with third floor setback detailed in Standard 4.1.2 – Dwelling Rows i.e. every 6 dwellings in a row and be applied to all SLHC lot types (Type A, B and C). *See Related Standards – 4.1.2 – Dwelling Rows*
4	**2.1**	**18**	**2. Repetition of façade design** 2.1 A façade design, including form and material or colour, must not be repeated in a row of dwellings more than six times consecutively.	✓	Supported.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query*	Council Response
4	**3.1**	**18**	**3. Building Height** 3.1 The height and/or number of storeys of a building must not exceed the maximum specified in the planning scheme zone, including a height specified in a schedule or plan incorporated into the planning scheme. If a height is not specified, then: a) the building height must not exceed 11 metres; and b) the building must contain no more than three (3) storeys at any point. The reference to zone in this Standard includes an applied zone.	✓	Supported.
4	**4.1**	**18**	**4. Setbacks – Maximum Front** 4.1 No maximum front setback applies.	✓	Supported. This will assist is ensuring streetscape consistency of minimum front setbacks where SLHC allotments are located on streetscapes comprised predominately of conventional allotments with larger setbacks.
4	**5.1**	**18/19**	**5. Setback - Minimum Street** In this Standard, a street includes a side public open space alignment. 5.1 Walls of a building must be set back from front and side street alignments the distances specified in **Table 1**. **Table 1:** Street setbacks **Type** / **Minimum setback from front street alignment** / **Minimum setback from side street alignment** Type C / 2.5 metres; or / The setbacks specified in table 2 at column 4 'Minimum setback from the side street alignment on a corner allotment' apply; Type C2 / 0.5 metres from the allotment boundary, if the allotment adjoins an open space reserve that provides a landscape buffer of at least 1.5m. / 0 metres if the allotment adjoins an open space reserve that provides a landscape buffer of at least 1.5m.	✗	There is an inconsistency between front setbacks for Type C from Type A and B dwellings/lots. It is recommended that more consistent setback arrangement be applied. Minimum street front setbacks proposed for Type C fail to provide appropriate setbacks from a declared road as per Type A and B standards. Accordingly, it is recommended that Type C lots adopt a minimum 4m setback from declared roads as per setbacks for Type A and B lots. Otherwise you would be permitting dwellings to be constructed with 2m – 2.5m of an arterial road, which would create a low amenity environment for future residents. A proposed minimum 2.5m wide

					setback for Type C lots is not supported and it is recommended that this be increased to 3m to ensure consistency with Type A lots and to maximise the size of front yard area for landscaping and provision of canopy trees. Council does not support the proposed Type C2 Standard and requests that the typology be removed from the SLHC. Council contends that the proposed Type C2 typology does not provide an acceptable urban design outcome as the typology appears to be completely reliant on 'borrowed' landscape from the public realm. See Comment It is considered that a 0.5m wide setback will not provide a meaningful area for landscaping and a reduced setback allows reduced opportunities for architectural encroachments which will likely limit opportunity for façade modulation which will lead to 'boxy' dwellings. Additionally, the arrangement may result in issues with mail delivery from Australia Post, as direct access to a mailbox will not be from an adjoining footpath and may potentially result in ambit land claims.
4	**6.1**	**19**	**6. Setback - Wall on boundary** 6.1 At a side boundary the proposed building must comply with Standard 7.2 setback profile unless it abuts an existing, approved or simultaneously approved Type C building, in which case: a) The proposed building may encroach on the setback profile up to a height of 3.6 metres above the adjoining building; and b) The encroachment must not exceed the length of the adjoining boundary wall by more than 2.0 metres.	✓	Supported.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query*	Council Response
4	**3.1**	**18**	**6. Setback - Wall on boundary** 6.2 There is no maximum wall on boundary length provided other Standards are satisfied. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 80 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment..	✓	This Standard is generally consistent with similar Standard 3.8.1 – Wall on boundaries for Type A and B typologies and is supported.

4	**6**	**19**	**6. Setback - Wall on boundary** New Standard required	*Query*	It is recommended that a physical break be required for Type A, B and C dwellings to mitigate building mass where there are long rows of attached dwellings. See Comments Standard 4.1.- Dwelling Rows requesting additional Standard calling for 2m wide side setbacks every 6 dwellings or 60m, whichever is the lesser. Related Comment see 4.1 – Dwelling Rows
4	**7.1**	**19**	**7. Setback - Side and rear profile** Standard 7 does not apply to a wall of a building that complies with Standard 6. 7.1 A building must be set back from a side or rear boundary not less than the distance specified in Table 6.	✓	No Issue.
4	**7.2**	**19**	**7. Setback - Side and rear profile** 7.2 Where a Type C allotment is adjacent to a Type C allotment, street or public open space a building must be set back from a side or rear boundary not less than the distance specified in **Table 2**.	***Query***	Should not this read - Where a Type C allotment is adjacent to any residential allotment, street or public open space, a building must be set back from a side or rear boundary not less than the distance specified in **Table 2**. The standard in this case should be contextual not just Type C specific.
4	**8.1**	**20**	**8. Setback - Allowable encroachments** The following elements may encroach into the front or side setback distance required by Standard 5.1; by no more than 1 metre for an: a) entry canopies less than 2.5 metres wide	***Query***	Poorly worded, should read …. for a) entry canopies.
4	**8.2**	**20**	**8. Setback - Allowable encroachments** Where a Type C rear boundary is adjacent to a street, lane or public open space, or where a Type C2 boundary is adjacent to a street, lane or public open space, sunhoods and sunshades may project no more than 600mm beyond the allotment boundary, provided:	✓	No Issue.
4	**9.1**	**21**	**9. Setback - Garage from the street** The entrance (to a door or opening) of any garage must be setback: a) no less than 2.5 metres from the front street alignment; and b) no more than 4.0 metres from the front street alignment.	✗	Council contends that this arrangement will encourage cars to park in tandem to the garage and overhang the footpath, particularly with a 4m wide front setback, which will have an adverse effect on streetscape amenity / pedestrian access along footpaths. While understanding the architectural rationale is based upon proportional setbacks and the reduced setbacks of Type C dwellings, it is however contended that to adequately address the issues raised above both the front setback and garage setback distances for Type C dwellings must be revised to be consistent with Type A and Type B respectively.

Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**10.1**	**21**	**10. Articulation - Entrance to the dwelling** 10.1 A front, side or rear entry to the dwelling must be set forward of the garage at least 0.5 metres where the garage faces the front street.	✓	Supported.
4	**10.2**	**21**	**10. Articulation - Entrance to the dwelling** Any entry to the dwelling at a street (not a lane) or public open space must include at least one window, in the form of a sidelight window or viewing panel. The window may be provided via glazing in the door	***Query***	As per Comments for Type A / Lots in 3.2.3.2a– Minimum Street Setbacks and Articulation, it is recommended that habitable room be provided on ground floor in addition to a sidelight / door glazing Related Comment see Standard 3.2.3.2a– Min Street Setbacks & Articulation Standard 4.14.2 Articulation & Passive Surveillance
4	**10.3**	**21**	**10. Articulation - Entrance to the dwelling** 10.3 If a dwelling is rear loaded, an entry door at the laneway must be provided. This must be separate from a garage door.	✓	Supported.
4	**11**	**21**	**11. Articulation – Massing** 11.1 Where a façade faces a street or public open space, the façade portion below a height of 6.9 metres must have between 25 percent and 75 percent of its area recessed by an additional 600mm.	✓	Supported .
4	**12**	**21**	**12. Articulation - Façades through materials** 12.1 Facades to front streets, side and rear street alignments, and laneways must include a minimum of two materials, with no material being used for more than 75 per cent of the façade on that frontage. For the purposes of calculating the area, windows, doors, and garages doors are not included.	✓	Supported.
4	**13.1**	**21**	**13. Articulation – Detailed design** 13.1 Any front or side frontage adjacent to a street or public open space must include at least one of the elements in Standard 8.1 excluding eaves, fascia and gutters.	✓	Supported.
4	**13.2**	**21**	**13. Articulation – Detailed design** 13.2 The element must project at least 300mm forward of the façade. Porches, balconies, and verandahs must have at least a 1 metre clear width and each element must be at least 25 percent of the frontage width.	✓	Supported.
4	**13.3**	**21**	**13. Articulation – Detailed design** 13.3 For the purposes of this Standard, the length is totalled for discontinuous elements such as sunshades	✓	Supported.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**14.1**	**21**	**14. Activation and passive surveillance** The front setback must have an area of private open space with a 1.5 metre minimum dimension in each direction. Unless the allotment is nominated as Type C2.	***Query***	While understanding the intent of this Standard in ensuring front facades are activated by private open space, it is considered that the Standard's wording regarding the siting of open space areas within the front setback is confusing. The practice note maintains that there must be an area of private open space forward of the front setback with a minimum dimension of 1.5m, which could be interpreted as contradicting Standard 4.8.1 which only allows for encroachments for structures such as balconies 0.75m into the front setback. The wording for the Standard should be updated accordingly to remove this ambiguity. It is also contended that an additional metric to the size of the open space is required to ensure that the size of the private open space area is 'useable' rather than 'tokenistic'. At present, the Standard would allow an open space arrangement of 1.5m by 1.5m (2.2sqm) which is not deemed a useable open space arrangement, i.e. it has not factored in how much is circulation space or space for street furniture. Preferably to maximise activation of the primary façade, the size of the private open space area should be of a size that is 'useable' and it is recommended that the size of these private open space areas be similar to sizes proposed in Table 3 in Standard 4.17.3 – Private Open Space. The use of verandahs is strongly encouraged on the ground floor as they provide visual interest and activation to adjoining streetscape.
4	**14.2**	**21**	**14. Activation and passive surveillance** Any front, side or and rear boundary must have at least one habitable room or balcony overlooking any adjacent street, lane, footpath, park, or other open space.	*Query*	While Council supports the principle of having habitable rooms providing activation to adjoining public realm, it is however contended that one the failures of the SLHC is that the 'Code' does not adequately address activation of dwellings at a pedestrian scale, particularly where you have single fronted, double storey dwellings sited on a narrow frontage lot. As per Comments for Type A/B Lots in Standard 3.2.3.2a – Minimum Street Setbacks and Articulation and Type C lots in Standard 4.10.2 – Entrance to Dwelling, Council recommends that a new standard be included requiring a habitable room on ground floor in addition to window sill / door glazing to foster a stronger sense of activation at a pedestrian scale. Related Comment see Standard 3.2.3.2a – Min Street Setbacks & Articulation Standard 4.10.2 – Entrance to Dwelling
4	**15.1**	**22**	**15. Car Parking** 15.1 One car park must be provided on site unless the dwelling is rear-loaded.	✓	Supported
4	**15.2**	**22**	**15. Car Parking** 15.2 The car park can be provided in a garage or in an un-roofed area.	✗	Not Supported While understanding the architectural rationale for car parking in un-roofed areas, Council considers that there is risk that builders would simply utilise this 'loop-hole' as a cost cutting measure. This means that Council could find itself in a future situation where garages are

					incorporated at a later date which brings into play potential non-compliance with the “Code’ and diminished architectural and streetscape integration. It is preferable that car parking be required under a roof that is integrated architecturally into the associated dwelling and provided only through either a garage or in car port structure.

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**15.3**	**22**	**15. Car Parking** 15.3 The car parking space must be accessible via an internal entrance from the dwelling, unless it is not provided in a garage or the dwelling is rear-loaded.	✓	Supported.
4	**15.4**	**22**	**15. Car Parking** 15.4 A single car parking space must be at least 6.0 metres long and 3.2 metres wide.	***Query***	A single car space (garage) with an internal dimension of 6.m by 3.2m dimension contradicts the 6m by 3m dimension detailed in the Practice Note. Is 6m by 3.2m feasible? Should not the minimum width be 3.5m as per Rescode? Related Comments See Standard 4.15.6 Car Parking
4	**15.5**	**22**	**15. Car Parking** 15.5 The minimum ceiling height to a garage or car parking space is 2.1 metres.	***Query***	Council supports this Standard in principle, however contends that this minimum roof height limits potential future adaptability of the space, particularly in mixed use locations or areas adjacent to town centres. It is recommended that ceiling heights be increased to residential heights in locations adjacent to town centres to ensure future adaptability.
4	**15.6**	**22**	**15. Car Parking** 15.6 If the car parking is in a garage, the door(s) or opening(s) to the garage a) must not exceed 3.3 metres wide for allotments less than 7.0 metres wide; b) must not exceed 30 per cent of the area of the front façade of the building. c) garages containing side by side parking are only permitted on rear-loaded lots that are greater than 7 metres wide. The width of the door(s) or opening(s) must not exceed 5.5 metres wide.	***Query***	It is considered that the proposed standard addresses some concerns relating to garage dominance relating to streetscape. Standard 4.15.6C appears to restrict the use of double garages to rear loaded allotments, however Council still has concerns that Standards 4.15.6 A and B could still allow the provision of a garage that is effectively a double garage. If the intent of the standard is to restrict double garages to rear loaded arrangements then it is recommended that an additional restriction be applied to size (area) of garages and the width of garage doors for single fronted allotments, so they can't be utilised or retrofitted as a double garage Additionally, as per comments regarding Standards 3.6.2 and 3.6.7 – Car Parking (Type A / B) , Council contends that clusters of front-loaded dwellings with frontages less than 10m in width are leading to diminished streetscapes including perceptions of garage dominance, diminished activation and difficulty in ensuring adequate street tree provision.  ***47-61 Modena Crescent Fraser Rise*** ***Sienna North Estate***

					We therefore maintain our position recommending that an additional Standard be adopted requiring all lots with frontages less than 10m be rear loaded. Related Comments See Standard 3.6.2 – Car Parking Standard 3.6.7 – Car Parking Standard 4.15.4 - Car Parking

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**15**	**22**	**15. Car Parking** New Standard required	***Query***	A new Standard should be included permitting vehicle access to a single crossover or rear laneway only. Existing wording could allow for multiple access points.
4	**16.1**	**22**	**16. Site Coverage** 16.1 There is no maximum site coverage.	***Query***	Not ideal but a precedent has been set with Type B dwellings and it is contended that allowing complete site coverage will further increase reliance on the public realm and further contribute to an urban heat island effect. This means the preservation of landscaping within the public realm is critical to the success of future built-environments and further reinforces Council's position that all allotments with a frontage less than 10m in width should be rear loaded as a measure to ensure adequate canopy coverage of streetscapes. Related Comments See Standard 3.6.2 – Car Parking Standard 3.6.7 – Car Parking Standard 4.15.4 - Car Parking Standard 4.15.6 – Car Parking
4	**17.1**	**22**	**17. Private Open Space** 17.1 If a dwelling has three or more bedrooms it must have a total at least 18.0 square metres of private open space. Unless the allotment is nominated as Type C2, in which case Standard 17.2 applies.	✓	No Issue.
4	**17.2**	**22**	**17. Private Open Space** 17.2 If a dwelling has two or less bedrooms it must have a total of at least 12.0 square metres of private open space.	✓	No Issue.
4	**17.3**	**23**	**17. Private Open Space** 17.3 The total private open space may be provided in 2 or more parcels, provided that: a) each parcel has a minimum dimension of 1.5 metres in all directions, and b) at least one parcel has the minimum area and dimension in **Table 3** with a door connecting it to the main living area.	*Query*	Council supports this standard in principle, however Council questions if the proposed dimensions will provide for 'useable' private open space. As per comments provided for Standard 4.14.1 – Articulation and Passive Surveillance, it is contended that an additional metric to the size of the open space is required to ensure that size of the private open space is 'useable' rather than 'tokenistic'. At present, the standard would allow for an open space arrangement of 1.5m by 1.5m (2.2sqm) which is not deemed a useable open space arrangement, i.e. it has not factored in how much is circulation space or space for street furniture. There should be a minimum metric and area to similar to Table 3 to ensure private open space is 'usable' rather than 'tokenistic'. It is recommend that the dimension in Table 3 be only applied to balconies and verandahs and be updated to ensure that where the private open

					space is provided at the side or rear of the dwelling or as a roof top area, an area of at least 6 square metres, with a minimum dimension of 2.0 metres must have direct access to sunlight to ensure consistency with Standard 3.14.3 Private Open Space (Type A and B) Related Comments See Standard 3.14.3 Private Open Space (Type A & B) Standard 4.14.1 – Articulation & Passive Surveillance

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	18.1	23	**18. Daylight to private open space** 18.1 Each dwelling must have an area of private open space of at least 4.0 square metres with a minimum dimension of 2.0 metres, which has access to direct sunlight for at least 2 hours between 8am and 4pm on the equinox (22 September) that is: a) at ground level; or b) a balcony; or c) a roof top terrace.	✓	Support.
4	19.1	23	**19. Landscape permeability** 19.1 At least 50% of unroofed ground level Private Open Space must comprise water permeable surfaces.	✓	Support.
4	20.1	23	**20. Deep soil zone** 20.1 Each allotment must provide an area for deep soil planting that is a minimum of 2.5 square metres, with a minimum dimension of 1.5 metres. This Standard does not apply to allotments with a front setback in accordance with Type C2.	***Query***	Council supports the provision of deep soil zones, however there is no guarantee trees will be planted in these spaces and we would question the feasibility of planting a canopy tree in s front yard given the small minimum dimensions of deep soil zone coupled with the reduced areas front setback distance (2.5m) and associated setback encroachments. It is recommended that front setbacks for Type C lots be increased to 3m to maximise the potential for canopy trees as per recommendations for Standard 4.5.1 – Setback Minimum Street Frontage Setback. Related Comments See Standard 4.5.1 – Setback Minimum Street Frontage Setback
4	21.1	23	**21. Overshadowing of secluded private open space** 21.1 A building must not reduce the sunlight to any secluded private open space of an existing building on an adjoining allotment to less than 6 square metres, with a minimum dimension of 2.0 metres in each direction. For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of building by 0.9 when the sun is true north.	✓	This standard is generally consistent with Standard 3.11.1 - Overshadowing of secluded private open space, for Type A and B typologies and is supported.
4	21.2	24	**21. Overshadowing of secluded private open space** 21.2 A building must not reduce the sunlight to private open space of an existing Type C building on an adjoining allotment such that that allotment would no longer meet Standard 18.1.	✓	Support.
4	22.1	24	**22. Daylight to existing habitable room windows** 22.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small	✓	Support. This Standard is generally consistent with Standard 3. 9.1. Daylight to existing

			Lot Housing Code regulation 81 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.		habitable room windows, for Type A and B typologies and is supported.
4	**23.1**	**24**	**23. Solar access to existing north-facing windows** 23.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 82 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with Standard 3.10.1 – Solar access to north facing windows, for Type A and B typologies and is supported.

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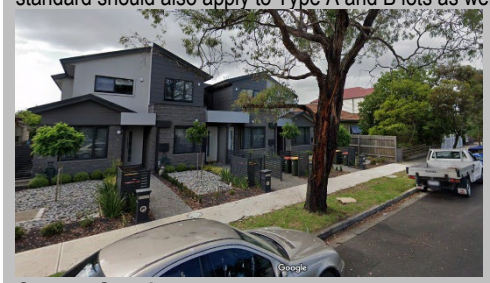
Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query*	Council Response
4	**24.1**	**24**	**24. Overlooking** 24.1 A habitable room window must have a sill height or be screened to a height of 1.7 metres if it: a) Within 4.5 metres of a living room window and an adjoining allotment; and b) Is more than 2.5 metres above natural ground level; and c) Faces a living room window of an adjoining allotment at an angle less than 45 degrees. In this Standard, a window facing a living room window means a window within 1.5 metres from the closest point of other habitable room window on an adjoining allotment. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 84 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with Standard 3.12.1 - Overlooking, for Type A and B typologies and is supported.
4	**24.2**	**24**	**24. Overlooking** 24.2 A raised private open space that faces secluded private open space or living room windows of an existing or approved dwelling within a horizontal distance of 4.5 metres, must be screened to a height of at least 1.7 metres above the floor	✓	Support.

			level and be no more than 25 per cent transparent.		
4	**25.1**	**24**	**25. Daylight to habitable rooms** 25.1 Each habitable room window must face either of: a) an outdoor space or light court with a minimum area of 3 square metres and a minimum dimension of 1.0 metre clear to the sky, with a minimum dimension of 2.5 metres measured perpendicular to the window. This may borrow from a street or public open space; b) A verandah, patio, porch or balcony that is open for more than one third of its perimeter	✓	This Standard is generally consistent with Standard 3.13.1 - Daylight to habitable room windows, for Type A and B typologies and is supported.
4	**26.1**	**25**	**26. Garage storage** 26.1 Each dwelling must have at least 2.5 cubic metres provided, it may be provided in the garage.	✓	Support.
4	**27.1**	**25**	**27. Bin storage** 27.1 Where a garage is provided, bin storage must be located in the garage and cannot be located in the area for garage storage. Where no garage is provided, bin storage must be screened from view.	*Query*	Council supports the inclusion of Standard 4.26.1 Garage Storage; however Council requests that this space (area) be increased to ensure adaptability so that additional bins can be included in the future as waste storage requirements change over time, i.e. space for more than 3 bins. Additionally, where bins cannot be located within a garage and must be screened from view, they should be located behind the front building line and not be allowed to be located in the front setback area or be counted as private open space. The current wording would allow bins to be stored in front setbacks which would lead to diminished streetscape outcomes. This standard should also apply to Type A and B lots as well.  ***Source: Google***

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Chapter #	Code #	Page#	SLHC Text	✓ ✗ *Query*	Council Response
4	**28.1**	**25**	**28. Water tanks**	✓	Support.

	28.2 **28.3**		28.1 An area that allows for a rainwater tank must be provided at ground level. 28.2 Rainwater tanks must not be located in the front setback zone. 28.3 The Rainwater tank area must not be counted as private open space at Standard 17.		Water tanks should also be mandated to be utilised for use for washing appliances or landscaping, to reduce carbon footprint. This standard should also be applied to Type A and B lots as well.
4	**29.1**	**25**	**29. Water meters, gas meters and other services** 29.1 Water meters, gas meters and other services must not be located at the centre of private open space in the front setback.	*Query*	Council supports the inclusion of Standards 4.29.1 – Water metres, gas metres and other services, however it is recommended that an additional standard be provided mandating that dwellings also provide sufficient space, including a minimum metric to incorporate ancillary services such as battery storage to ensure the future adaptability of the dwelling. Given the small size of these allotments, future proofing layouts so this type of infrastructure can be incorporated into the dwelling is critical to the dwellings long term success. This standard should also apply to Type A and B lots as well.
4	**30.1**	**25**	**30. Front and side boundary fence** 30.1 A fence on or within 3.0 metres of a front street alignment, or on a or side street alignment, or adjacent to a public open space must not exceed the maximum height specified in Table 4. **Table 4:** Front and side boundary fence heights	✗	Front fencing heights should be consistent with Type A and B lots as per Table 7 in Standard 3.15.1 – Front Fencing Height, i.e. Declared Rd – 2m & Any Other Street 1.2m. In addition, the most recent PSP's require maximum front fence heights of 1.2m. It is recommended that Table 4 be amended to reflect Standard 3.15.1. Related Comments See Standard 3.15.1 – Front Fencing Height
4	**30.2**	**25**	**30. Front and side boundary fence** 30.2 A front or side boundary fence, other than a front or side boundary fence to a declared road, must be at least 50 percent transparent for that part of the fence above 850mm height.	✓	This contradicts similar standards for Type A and B lots, For example, Standard 3.15.2 which requires A front fence, other than a front fence to a declared road, must be at least 15 per cent transparent above 700mm height. Having two fencing standards for SLHC allotments does not appear logical, and Council would recommend that the proposed Type C front fencing outcome be adopted for all SLHC allotments as this outcome provides greater transparency. Recommend that Standard 3.15.2 be updated to reflect Standard 4.30.2
4	**31.1**	**25/26**	**31. Side and rear allotment boundary fences** 31.1 A fence at a side or rear boundary must not exceed 2.5 metres in height and the part of the fence above 2.0 metres in height must be at least 25 per cent transparent. This Standard applies to all side and rear boundary fences whether located on or setback from the allotment boundary. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 90 and 91 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with similar Standards 3.16.1 - Fences setback more than 150mm from side and rear boundaries and Standard 3.17.1 - Fences on or within 150mm of side or rear boundaries, for Type A and B typologies and is supported.

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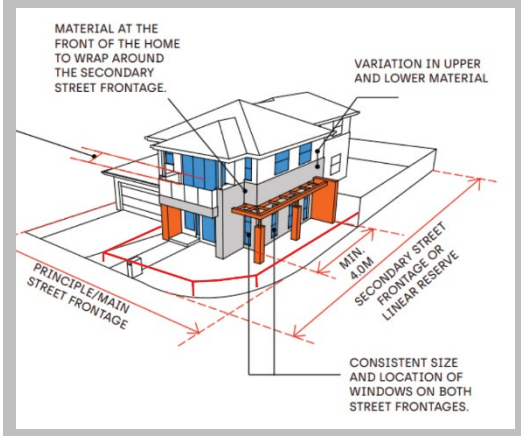
Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	32.1	26	**32. Fences forward of front walls** 32.1 Any part of a fence that is constructed forward of the front wall of a dwelling must comply with the height and transparency requirements of Standards 30.1 and 30.2.	✓	This Standard is generally consistent with similar Standard 3.18.1 - Fences forward of front wall, for Type A & B typologies and is supported.
4	33.1 33.2 33.3 33.4	26	**33. Fences on street alignments** In this Standard, street does not include lane, footway, alley or right of way. 33.1 Despite Standards 30.1 and 30.2, a fence within 3.0 metres of a point of intersection of street alignments must not exceed a height of 1.0 metre above footpath level. 33.2 A fence within 1.0 metre of a side street alignment – a) must not exceed 2.0 metres in height; and b) may be solid for no more than 65 per cent of its length, the remaining length of the fence must be at least 15 per cent transparent. 33.3 A fence on a rear street alignment must not exceed 2.0 metres in height above natural ground level. 33.4 A fence adjacent to and within 1.0 metre of a street alignment or public open space must not contain barbed wire or other sharp protrusions.	*Query*	This standard is supported and is consistent with Standard 3.19.- Fences on street alignment, for Type A and B typologies. However, it is requested that the following aspects of fencing also be addressed - these should also be applied to Standard 3.19.- Fences on street alignment, for both Type A and B typologies. This standard should also apply to landscape and open space reserve interfaces, as the intent of the standard relates to corner lots. Accordingly, this should be reflected in standard text. Fencing should respond to a corner context and in locations directly adjacent to the front corner of a dwelling and have the same height and transparency requirements as applied to front fencing in Standards 4.30.1 and 4.30.2. This treatment should apply to all side fencing within 4m of the adjacent front building line as this would allow the higher architectural cues found on the dwelling's primary façade to 'wrap around' the corner and allow for activation and surveillance to secondary frontage.  ***Source: Woodlea Design Guidelines***

4	**34.1**	**26**	**34. Fences and daylight to windows in existing building** 34.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 94 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with similar Standard 3.20.1 - Fences and daylight to windows in existing building, for Type A and B typologies and is supported.
4	**35.1**	**26**	**35. Fences and solar access to existing north-facing habitable room windows** 35.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 95 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with similar Standard 3.21.1 Fences and solar access to existing north-facing habitable room windows, for Type A and B typologies and is supported.

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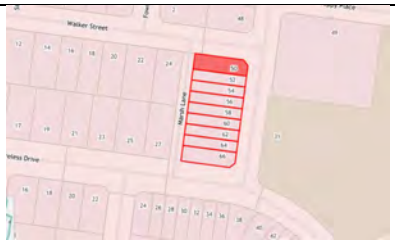
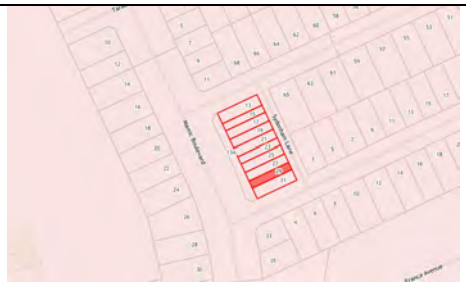
Chapter #	Code #	Page#	SLHC Text	✓ ✗ Query	Council Response
4	**36.1**	**26**	**36. Fences and overshadowing of secluded private open space** 36.1 The application is exempt from the requirements of the Building Regulations 2018. If an adjoining allotment is not subject to the Small Lot Housing Code regulation 96 of the Building Regulations 2018 apply to the extent that they relate to the adjoining allotment.	✓	This Standard is generally consistent with similar Standard 3.22.1 Fences and overshadowing of secluded private open space, for Type A and B typologies and is supported.
4	**37.1**	**27**	**37. Roof reflectivity** 37.1 Roofs must be finished with a colour or material with a Light Reflective Value greater than 50.	✓	Supported This Standard should also be applied Type A and B SLHC allotments.

A Proud Community Growing Together

SLHC Photo Index

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☒ For Your Information

Address / Estate / PSP	Location	Image	Comments
36-52 Wireless Drive Aintree Woodlea Estate Rockbank North PSP Designer: Nostra Homes			Under Construction Single Fronted Defined architectural form Strong upper floor activation Limited activation at ped scale Grd Floor (garage, door & window) Reduced landscaping front yard Verge fragmented by large crossovers Perceptions of garage dominance reinforced where double garages are employed leads to diminished streetscape
50-66 Signal Circuit Aintree Woodlea Estate Rockbank North PSP Designer: DKO (assumed)			Rear Loaded Strong architectural form Articulated façade with clean defined architectural treatments Strong upper floor / ground floor & corner activation Maintains verge allowing street tree planting Architecture / landscaping provides positive contribution streetscape
53-69 Broom Road Aintree Woodlea Estate Rockbank North PSP Designer: DKO (assumed)			Rear Loaded Strong architectural form Articulated façade with clean defined architectural treatments Strong upper floor / ground floor & corner activation Maintains verge allowing street tree planting Architecture / landscaping provides positive contribution streetscape
2-14 Pippen Loop Deanside Atwell Estate Kororoit PSP Designer: ?			Rear Loaded onto Hybrid Laneway Error in certification process with lots addressing Pippen Loop (Hybrid) rather than Best Drive (Higher Order Road) Dwellings present as back of house to Best Drive Poor streetscape outcome at main entry City Design not to support hybrid (widened) laneways, push for official 8m laneway. Pippen Loop presents as a 'strane' rather than street.

Address / Estate / PSP	Location	Image	Comments
2-22 Merindah Blvd Deanside Rosewood Estate Kororoit PSP Designer: ?			Single Fronted Minimum SLHC response Bland architectural response No amenity upgrades ie balconies Diminished streetscape arsing from numerous crossovers & servicing, which limits street tree planting to only 2 street trees for 7 dwellings
18-30 Merindah Blvd Deanside Rosewood Estate Kororoit PSP Designer: ?			Rear Loaded Minimum SLHC response Bland architectural response No obvious innovations No amenity upgrades ie balconies Harrier Circuit acts as Hybrid Lane, poor UD outcome presents as a 'strane'
26-60 Chateau Prom Deanside Woodlea Estate Kororoit PSP Designer: SoHo Living			Under Construction Single Fronted See Comments 47-61 Modena Crescent Fraser Rise (Similar Typology)
1-37 Adventure Ave Fraser Rise Kerani Heights Estate Plumpton PSP Designer: SoHo Living			Under Construction Rear Loaded See Comments 40-60 Morningstar Drive Thornhill Park Articulated façade Reasonable upper floor / ground floor & corner activation Maintains verge allowing street tree planting Architecture / landscaping provides positive contribution streetscape
2-12 Verona Crescent Fraser Rise Sienna North Estate Plumpton PSP Designer: ?			Single Fronted Minimum SLHC response Bland architectural response No amenity upgrades ie balconies Streetscape characterised by large crossovers fragmenting landscape verges
13-31 Mamic Drive Fraser Rise Aspire Estate Plumpton PSP Designer: ?			Rear Loaded Minimum SLHC response Bland architectural response No obvious innovations No amenity upgrades ie balconies Boxy façade / Bulky

Address / Estate / PSP	Location	Image	Comments
46-64 Mamic Drive Fraser Rise Aspire Estate Plumpton PSP Designer: Nostra Homes			Rear Loaded Minimum SLHC response Bland architectural response No obvious innovations No amenity upgrades ie balconies Bulky
47-61 Modena Crescent Fraser Rise Sienna North Estate Plumpton PSP Designer: Soho Living			Single Fronted Defined architectural form Strong upper floor activation Ground floor architecturally disjointed from upper floor Reduced landscaping / hardstand dominance in front yard Verge fragmented by large crossovers Diminished streetscape 2 street trees for 8 dwellings Perceptions of garage dominance reinforced where double garages are employed
1295-1313 Plumpton Road Fraser Rise Monument Estate Plumpton PSP Designer: SoHo Living			Rear Loaded Articulated façade Reasonable upper floor / ground floor & corner activation Maintains verge allowing street tree planting Architecture / landscaping provides positive contribution streetscape) Jantar Way acts as Hybrid Lane, poor UD outcome presents as a 'strane' Push for conventional laneway in future
40-60 Morningside Drive Thornhill Park Thornhill Park Estate Paynes Road PSP Designer: SoHo Living			Rear Loaded Articulated façade Reasonable upper floor / ground floor & corner activation Maintains verge allowing street tree planting Architecture / landscaping provides positive contribution streetscape) Builtform may benefit from more consistent façade treatment like Woodlea
1-13 & 17-31 Rosebank Walk Thornhill Park Thornhill Park Estate Paynes Road PSP Designer: Harmac Home			Rear Loaded Architectural response not site responsive No obvious innovations Boxy façade / Bulky Lacks passive surveillance to park