Division 25 - Small Lot House

6.25.1 Introduction

(1) This division contains the provisions for Small Lot House Code, that incorporates:

(a) Compliance with the Small Lot House Code (section 6.25.2);
(b) Overall Outcome of the Small Lot House Code (section 6.25.3);
(c) Acceptable Solutions applicable to Self-Assessable Development (section 6.25.4);
(d) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.25.5).

6.25.2 Compliance with the Small Lot House Code

(1) Development that is consistent with the following complies with the Small Lot House Code -

(a) acceptable solutions in section 6.25.4 where self-assessable development; or
(b) specific outcomes in section 6.25.5 where assessable development.

Note -
Planning Scheme Policy 8 - Housing will assist in achieving specific outcomes within the Small Lot House Code.

6.25.3 Overall Outcomes of the Small Lot House Code

(1) The overall outcomes are the purpose of the Small Lot House Code.

(2) The overall outcome sought for the Small Lot House Code is the following -

(a) to ensure the use -

(i) provides a greater range of housing types to the community;
(ii) is designed and sited to provide for a high quality living environment;
(iii) maintains a high standard of residential amenity;
(iv) complements the character of the surrounding area.
### 6.25.4 Acceptable Solutions applicable to Self-Assessable Development

<table>
<thead>
<tr>
<th>Self-Assessable Development</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A1.</strong></td>
<td></td>
</tr>
<tr>
<td>(1)</td>
<td>The use is located on a lot that -</td>
</tr>
<tr>
<td>(a)</td>
<td>is greater than 400m² and less than 500m²;</td>
</tr>
<tr>
<td>(b)</td>
<td>has a frontage greater than 14 metres;</td>
</tr>
<tr>
<td>(2)</td>
<td>Building height, site coverage, setbacks and building length criteria complies with Table 1 - Building Siting and Design Requirements, excluding built to boundary criteria;</td>
</tr>
<tr>
<td>(3)</td>
<td>The use does not include any built to boundary walls;</td>
</tr>
<tr>
<td>(4)</td>
<td>In sub-area UR2 -</td>
</tr>
<tr>
<td>(a)</td>
<td>external masonry building walls do not extend more than 4.5 metres above ground level;</td>
</tr>
<tr>
<td>(b)</td>
<td>includes the use of sheet materials, such as timber, metal or fibre cement for external cladding;</td>
</tr>
<tr>
<td>(c)</td>
<td>roofing material is sheet metal, such as corrugated iron;</td>
</tr>
<tr>
<td>(5)</td>
<td>Where it is proposed that habitable room windows will be within 6 metres and within an angle of 45 degrees, and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy between dwelling units is protected by -</td>
</tr>
<tr>
<td>(a)</td>
<td>sill heights being a minimum of 1.5 metres above floor level; or</td>
</tr>
<tr>
<td>(b)</td>
<td>providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or</td>
</tr>
<tr>
<td>(c)</td>
<td>providing fixed external screens that are -</td>
</tr>
<tr>
<td>(i)</td>
<td>solid translucent screens; or</td>
</tr>
<tr>
<td>(ii)</td>
<td>perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;</td>
</tr>
<tr>
<td>(iii)</td>
<td>are offset a minimum of 300mm from the wall of the building;</td>
</tr>
</tbody>
</table>

**Note**

The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.

Where these are used, they should be integrated with the building design and have minimal negative affect on the resident’s or neighbour’s amenity.

(6) The use is not located on a slope of 15 percent or greater;

(7) Car parking for the use complies with the criteria detailed in Part 9 - Schedule 1 - Access and Parking, Table 1 - Minimum On-Site Vehicle Parking Requirements;

(8) The maximum slope of the driveway does not exceed 1 in 4;

**Note**

A maximum slope for a driveway of 1 in 6 is the local government’s desired standard.

(9) Carports and garages -

(a) are located a minimum of 6 metres behind the front property boundary  
(b) where the building is 2 storey, is recessed beneath the upper storey by at least 1.2 metres;

(10) In the Urban Residential and Medium Density Residential Zone, where the small lot house incorporates a garage that is classified as part of the class 1a building and faces the street, the garage opening does not exceed 6 metres or 50 percent of the building frontage, whichever is the lesser;
### Self-Assessable Development

#### Acceptable Solutions

11. Open space consists of -
   - (a) a minimum of 25m² at ground level that has a minimum dimension of 4 metres and is directly accessible from the main living area;
   - (b) where additional private open space is provided above ground, it has a minimum of 10m² with a minimum dimension of 2.5 metres;
   - (c) the finished level of the private open space area is not steeper than 1 in 14;
   - (d) the private open space area -
     - (i) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;
     - (ii) is orientated within 20 degrees of north;

12. Service facilities include -
   - (a) an open air clothes drying facility that is a minimum of 10m² and located in a sunny, ventilated and convenient site that is screened from view from the street;
   - (b) a waste and recycling bin storage area that is sited greater than 6 metres from the road frontage and capable of accommodating two waste bins;
   - (c) storage space that -
     - (i) is a minimum of 3m²;
     - (ii) is accessible from external areas;
     - (iii) is lockable;
     - (iv) has a minimum internal height of 2.1 metres;
     - (v) is screened from public view;

**Note** -
- This space may form part of a carport or garage.
- Storage areas are exclusive of private open space areas.

13. Fencing -
   - (a) forward of the building frontage are not more than -
     - (i) 1.2 metres in height above ground level where of solid construction; or
     - (ii) 1.8 metres in height above ground level where the fence is at least 30 percent transparent - refer to Diagram 2;
   - (b) on side and rear boundaries that adjoin open space / parkland are a maximum of 1.2 metres in height;
   - (c) does not block or interrupt overland flow paths;

14. Exterior shading devices are used to protect habitable rooms from summer sun such as overhanging balconies, wide eaves, verandahs, pergolas and window shutters.
### 6.25.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

<table>
<thead>
<tr>
<th>Assessable Development</th>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>S1. Location -</strong></td>
<td>(1) The use is located - (a) on land intended for residential purposes; (b) in an area with convenient access to a centre, community services and facilities; (c) within close proximity to public transport.</td>
<td>P1. (1) No probable solution identified. <strong>Note -</strong> Refer to the relevant zone code to establish if the use is consistent with that zone.</td>
</tr>
<tr>
<td><strong>S2. Site Size and Density -</strong></td>
<td>The use is on a lot that is consistent with the amenity of the locality and is sufficient in size to provide for the needs of this housing type.</td>
<td>P2. The use complies with the lot size and frontage criteria for the use as detailed in Part 9 - Schedule 5 - Lot Sizes, Table 2 - Use Lot Size.</td>
</tr>
<tr>
<td><strong>S3. Site Layout and Building Design -</strong></td>
<td>(1) Layout and design enhances built form of the surrounding streetscape by - (a) contributing to the establishment of an attractive streetscape in new areas; (b) ensuring the use addresses the street frontage; (c) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials; (d) ensuring building height is consistent with the predominant height and scale of surrounding properties; (e) ensuring setbacks complement the existing streetscape and maximise private open space areas, solar access and provide for service areas; (f) building to the boundary facilitates - (i) improved solar access for the dwelling unit and adjoining dwelling unit through increased setbacks on northern boundary; (ii) appropriate length, height and articulation of built to boundary walls.</td>
<td>P3. (1) The use complies with the following requirements - (a) building height, site coverage, setbacks, built to boundary and building length criteria - detailed in Table 1 - Building Siting and Design Requirements; (b) solar access to habitable rooms and private open space of adjoining dwelling units - (i) is not reduced to less than 3 hours between 9am and 3pm on June 21; or (ii) where existing overshadowing by building and fences is greater than this, sunlight is not reduced by a further 20 percent. <strong>Note -</strong> To assist in achieving the specific outcome refer to Site Development Plan, Site Analysis Plan and Streetscape Analysis in Planning Scheme Policy 8 - Housing.</td>
</tr>
</tbody>
</table>
### Assessable Development

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Visual Privacy -</strong></td>
<td><strong>S4.</strong></td>
</tr>
<tr>
<td>(1) Privacy between dwelling units on adjoining sites is achieved by effective building design and the location of windows and open space areas to prevent overlooking into habitable rooms or private open space areas.</td>
<td><strong>P4.</strong></td>
</tr>
<tr>
<td><strong>Note -</strong></td>
<td></td>
</tr>
<tr>
<td>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.</td>
<td></td>
</tr>
<tr>
<td>Where these are used, they should be integrated with the building design and have minimal negative affect on the resident’s or neighbour’s amenity.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Acoustic Amenity -</strong></th>
<th><strong>S5.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Siting and design of the use achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways and private open space areas.</td>
<td></td>
</tr>
<tr>
<td><strong>P5.</strong></td>
<td>No probable solution identified.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Access and Parking –</strong></th>
<th><strong>S6.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Vehicle parking and access -</td>
<td><strong>P6.</strong></td>
</tr>
<tr>
<td>(a) is safe and convenient for residents and visitors;</td>
<td>(1) The use -</td>
</tr>
<tr>
<td>(b) has an appropriate number of car parking spaces to cater for residents and visitors;</td>
<td>(a) complies with the criteria detailed Part 9 - Schedule 1 - Access and Parking, Table 1 - Minimum On-site Vehicle Parking Requirements;</td>
</tr>
<tr>
<td>(c) does not dominate the streetscape or building form when viewed from the street;</td>
<td>(b) locates carports and garages a minimum of 6 metres behind the front property boundary - refer to Diagram 4;</td>
</tr>
<tr>
<td>(d) is compatible with the overall building design in terms of height, roof form, detail, materials and colour.</td>
<td>(c) where the building is 2 storey, recesses carports and garages beneath the upper storey by at least 1.2 metres;</td>
</tr>
<tr>
<td><strong>Note -</strong></td>
<td>(d) where in the Urban Residential or Medium Density Residential</td>
</tr>
</tbody>
</table>
## Assessable Development

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone and includes a garage that faces the street, and is classified as part of the class 1a building, has an opening that does not exceed 6 metres or 50 percent of the building frontage, whichever is the lesser - refer to Diagram 5; (e) has a maximum driveway slope of 1 in 4.</td>
<td></td>
</tr>
</tbody>
</table>

### Note
The maximum slope for a driveway of 1 in 6 is the local government’s desired standard.

### Landscaping - S7.

1. Landscape design contribute to a pleasant, safe and attractive living environment by -
   (a) retaining existing mature trees;
   (b) using species that are native to the area;
   (c) ensuring privacy, surveillance and amenity;
   (d) enhancing climatic conditions;
   (e) not blocking or interrupting overland flows;
   (f) providing planted landscape that acts as a visual relief from the built form within the front setback;

2. Fencing is compatible with -
   (a) materials used within the dwelling;
   (b) the streetscape;
   (c) the scale of the lot frontage and building.

### Fencing - P7.

1. No probable solution identified;
2. Fencing -
   (a) forward of the building frontage are not more than -
      (i) 1.2 metres in height above ground level where of solid construction; or
      (ii) 1.8 metres in height above ground level where the fence is at least 30 percent transparent - refer to Diagram 2;
   (b) on side and rear boundaries that adjoin open space / parkland are a maximum of 1.2 metres in height;
   (c) do not block or interrupt overland flow paths.

### Open Space Design - S8.

1. Open space -
   (a) includes a clearly designated private open space area that provides privacy for residents;
   (b) is of a useable size and dimension;
   (c) is of a suitable slope;
   (d) is directly accessible from the main living area;
   (e) is capable of receiving sufficient sunlight;
   (f) is located behind the building frontage;
   (g) where above ground, protects the privacy of adjoining and nearby properties - refer to

2. Open space consists of -
   (a) a minimum of 25m² at ground level that has a minimum dimension of 4 metres and is directly accessible from the main living area;
   (b) where additional private open space is provided above ground, it has a minimum of 10m² with a minimum dimension of 2.5 metres;
   (c) the finished level of the private open space area is not steeper than 1 in 14;
   (d) the private open space area -
      (i) receives at least 3 hours of
### Assessable Development

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Note -</strong></td>
<td>The use is designed to present the front door and/or a habitable room window, balcony and the like to the street.</td>
</tr>
<tr>
<td>Diagram 3.</td>
<td>sunligh between 9am and 3pm on June 21 over 100 percent of the area; (ii) is orientated within 20 degrees of north.</td>
</tr>
</tbody>
</table>

#### Safety and Security -

**S9.**

The site layout and building is designed to overlook streets and driveways to provide casual surveillance.

**Service Facilities -**

**S10.**

(1) Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.

**P9.**

(1) Service facilities include -

(a) an open air clothes drying facility that is a minimum of 10m² and located in a sunny, ventilated and convenient location that is screened from view from the street;

(b) a waste and recycling bin storage area that is sited greater than 6 metres from the road frontage and capable of accommodating two waste bins;

(c) storage space that -

(i) is a minimum of 3m²;

(ii) is accessible from external areas;

(iii) is lockable;

(iv) has a minimum internal height of 2.1 metres;

(v) is screened from public view.

**Note -**

- This space may form part of a carport or garage.
- Storage areas are exclusive of private open space areas.
### Table 1 - Building Siting and Design Requirements

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| **Building Height** | (1) The use does not exceed -  
  (a) a maximum building height of 8.5 metres above ground level;  
  (b) 2 storey;  
  (2) The use is located within a three dimensional envelope that is a maximum of -  
  (a) 4.5 metres above ground level at the side and rear boundaries and increasing at 45 degrees to a maximum height of 8.5 metres above ground level;  
  (b) 4.5 metres above ground level with a maximum mean of 3.5 metres within 6 metres of the front boundary  
  Refer to Diagram 6. |
| **Site Coverage** | (1) 50 percent, unless specified differently in a zone code.                                                                                                                                             |
| **Front Setback** | (1) In newly developing areas, where a front setback has not been established in the street -  
  (a) the dwelling is setback at least 6 metres from any road alignment where the road is higher in order than a Collector Road; or  
  (b) the dwelling is setback at least 3 metres from any road alignment in any other case; or  
  (2) In areas where a front setback is established the use is located between the setbacks of other dwelling units in the street. |
| **Side Setback**  | (1) Minimum 1.5 metres to wall and 900mm for eaves and window hoods.                                                                                                                                         |
| **Rear Setback**  | (1) Minimum 4 metres; or  
  (2) Minimum 2.5 metres for lots which have an average depth of 25 metres or less.                                                                                                                     |
| **Built to Boundary** | (1) Walls are located on the southern side of the lot to improve solar access with the northern setback increased to a minimum of 2 metres, or as required by the front setback;  
  (2) The built to boundary wall -  
  (a) is a maximum of 15 metres in total length with a maximum length of 9 metres without articulation;  
  (b) articulation is consistent with the side and rear setback criteria above;  
  (c) has no windows or doors to the boundary;  
  (d) is an average height of 3 metres;  
  (e) is a maximum height of 3.5 metres. |
| **Building Length** | (1) A maximum of 25 metres, that may be in two parts provided combined length does not exceed 25 metres, including garages, decks, verandahs and is articulated at a maximum length of 9 metres. Excludes unenclosed covered walkways, with a maximum height 2.5 metres and maximum width 1.2 metres. |
Diagram 1 - Design techniques to avoid overlooking

Property Boundary
Overlooking limited by fin wall
Dwelling A
Dwelling B

Property Boundary
Overlooking limited by angled windows
Dwelling C
Dwelling D

View obscured by placing windows at right angles to the boundary

Diagram 2 - Front fencing design

1.2m

1.8m

Diagram 3 - Design for private open space

Private open space with direct access to internal living areas orientated to the north

Screen greenery
Direct access via glazed sliding door
Internal living area

Turf and landscaped area
Paved area adjacent to dwelling unit

STREET
Diagram 4 - Garage design

Diagram 5 - Garage width

Diagram 6 - Three dimensional envelope