

SECTION 32 APPENDICES

APPENDIX B Variation Text

VARIATIONS TO CHAPTER 7 LOWER DENSITY SUBURBAN RESIDENTIAL ZONE

~~Strike through~~ indicates deletion.

Underline indicates additions.

7.2 Objectives and Policies

7.2.1.5 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

7.3.2 Interpreting and Applying the Rules

7.3.2.9 For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply, instead of the Residential Zone Design Guide 2019.

7.4 Rules – Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity Status
7.4.5A	Visitor Accommodation in the Visitor Accommodation Sub-Zone <u>Discretion is restricted to:</u> <u>g. Consistency with the Residential Zone Design Guide 2019.</u>	RD
7.4.6	Commercial activities – 100m ² or less gross floor area <u>Discretion is restricted to:</u> <u>h. Consistency with the Residential Zone Design Guide 2019.</u>	RD
7.4.7	Residential Units, where the density of development exceeds one residential unit per 450m ² net area but does not exceed one residential unit per 300m ² , excluding sites located within the Air Noise Boundary and the Outer Control Boundary of Queenstown Airport. <u>Discretion is restricted to:</u> <u>j. Consistency with the Residential Zone Design Guide 2019.</u>	RD

7.5 Rules – Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance Status
7.5.9	Building Separation within sites	RD <u>Discretion is restricted to:</u> <u>e. Consistency with the Residential Zone Design Guide 2019.</u>
7.5.10	Building Length	RD <u>Discretion is restricted to:</u> <u>c. Consistency with the Residential Zone Design Guide 2019.</u>

VARIATIONS TO CHAPTER 8 MEDIUM DENSITY RESIDENTIAL ZONE

8.2 Objectives and policies

8.2.2.6 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

8.3.2 Interpreting and Applying the Rules

8.3.2.8 For sites in Arrowtown, the Arrowtown Design Guidelines 2016 apply, instead of the Residential Design Guide 2019.

8.4 Rules – Activities

	Activities located in the Medium Density Zone	Activity Status
8.4.8	Buildings within the Wanaka Town Centre Overlay f. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD
8.4.9	Commercial Activities in Queenstown, Frankton or Wanaka: 100m ² or less gross floor area g. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD
8.4.10	Residential Unit (<i>Density Controls</i>) k. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD
8.4.11	<u>Visitor Accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u> k. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD

8.5 Rules – Standards

	Standards for activities in the Medium Density Zone	Non-compliance Status
8.5.4	<u>Building Coverage</u>	RD Discretion is restricted to the following: <u>f. Consistency with the Residential Zone Design Guide 2019</u>
8.5.5	<u>Density</u>	RD Discretion is restricted to the following: <u>h. Consistency with the Residential Zone Design Guide 2019</u>
8.5.6	<u>Recession Planes</u>	RD Discretion is restricted to the following: <u>e. Consistency with the Residential Zone Design Guide 2019</u>
8.5.7	<u>Landscaped permeable surface</u>	RD Discretion is restricted to the following: <u>d. Consistency with the Residential Zone Design Guide 2019</u>
8.5.8	<u>Minimum Boundary Setback</u>	RD Discretion is restricted to the following: <u>g. Consistency with the Residential Zone Design Guide 2019</u>
8.5.9	<u>Building Length</u>	RD Discretion is restricted to the following: <u>c. Consistency with the Residential Zone Design Guide 2019</u>

VARIATIONS TO CHAPTER 9 HIGH DENSITY RESIDENTIAL ZONE

9.2 Objectives and policies

9.2.2.3 Encourage buildings and development to be consistent with the design outcomes sought by the Residential Zone Design Guide 2019.

9.4 Rules – Activities

	Activities located in the High Density Zone	Activity Status
9.4.5	<u>Residential Unit comprising four (4) or more per site</u> Discretion is related to: i. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD
9.4.6	<u>Visitor Accommodation including licenced premises within a visitor accommodation development</u> Discretion is related to: g. <u>Consistency with the Residential Zone Design Guide 2019.</u>	RD

9.5 Rules – Standards

	Standards for activities in the High Density Zone	Non-compliance Status
9.5.1	<u>Building Height – Flat Sites in Queenstown</u>	RD Discretion is restricted to: g. <u>Consistency with the Residential Zone Design Guide 2019.</u>
9.5.2	<u>Building Height – Flat Sites in Wanaka</u>	RD g. <u>Consistency with the Residential Zone Design Guide 2019.</u>
9.5.3	<u>Building Height – Sloping Sites in Queenstown and Wanaka</u>	RD h. <u>Consistency with the Residential Zone Design Guide 2019.</u>
9.5.5	<u>Recession plane (applicable to all buildings, including accessory buildings)</u>	RD g. <u>Consistency with the Residential Zone Design Guide 2019.</u>
9.5.7	<u>Building Length</u>	RD b. <u>Consistency with the Residential Zone Design Guide 2019.</u>
9.5.8	<u>Building Length</u>	RD e. <u>Consistency with the Residential Zone Design Guide 2019.</u>

APPENDIX C *IHP Report 09A (Stream 6) Relevant Excerpts*

p.12 para. 35, the Panel found that “that the question raised was not whether or not the PDP had or had not identified all relevant resource management issues and environmental effects through the proposed policy framework; it was a question of whether the proposed methods to implement the framework were the most appropriate. That is ultimately a matter of, at most, refinement to the PDP’s core direction rather than one of fundamental reconsideration. We note on this particular matter that the Council has advised us that it intends to introduce design guideline provisions to the Residential zones by way of a separate Variation.”

Para 104: “Focus [on] how to ensure that the amenity and character values within the zone and in particular the areas within it that have already been developed can be maintained. In this respect, we are in general agreement with the urban design evidence of Mr Falconer that provided that the design, scale and form of development can be managed, subdivided lots down to 300 square metres, and effective or net densities of 1:150 square metres once residential flats are taken into account, will be appropriate. In reaching this conclusion, and although we accept that issues of amenity values involve an inherently subjective element of personal opinion and taste, we received no expert evidence that opposed the densities proposed (as will be discussed later, there was however wide support for an increased use of design guidelines to help manage this and other design issues within the zone.”

Para 135: “We record that there was widespread support and agreement for the use of design guidelines incorporated into the Plan to help guide the design of development. Theoretically a guideline could apply to permitted activities via a permitted activity condition requiring developers to have (unsupervised) regard to any guidelines. But it is more likely that any guidelines would mostly apply to proposals needing resource consent as an additional matter of consideration. We were helped in our understanding of how any future design guidelines may work with the Plan through the Variation 1 process, which was to add a guideline to the Plan for the purpose of Arrowtown’s unique historic heritage.”

Para 139. We were not convinced that design guidelines would be as reliable or necessary as their advocates believed and we struggled to understand the legal basis that the non-statutory Urban Design Panel or other bodies such as the Arrowtown Planning Advisory Group might rely on if encouraged to become more involved as quasi or full decision makers on resource consents. We lastly note our rejection of the principle that a resource consent activity status or a decision on an application for resource consent can be mandated to the support of a design body, group, or institution including the Council’s Urban Design Panel.

Para 143: We instead prefer the more studied analysis of Mr Falconer, who supported the addition of design guidelines in the future on the basis that they are a “nice to have, not a must have”⁹². In our view Mr Falconer demonstrated a sound understanding of the Act and the resource consent process, and saw a design guideline as a support reference that could help give developers practical ideas rather than a form part of a paint-by-numbers ‘rule book’ detailing a ‘Queenstown style’ to

be complied with. He remained of the view that the S.42A version of the Plan (for all residential zones) had sufficient design requirement and guidance that, with skilled expert input as is typically provided by both applicants and the Council, developments would achieve an adequate design quality.

Findings

144. We find that clear outcome-focused objectives and policies remain the superior resource management instruments to ensure high quality design outcomes eventuate in a manner that can be enforced by way of the refusal of consent where necessary.

145. We are comfortable that we can recommend approval of the PDP without design guidelines, and have no opinion on what material might go into any potential future design guideline or why. On design matters more generally, we strongly prefer that the Plan continue a pragmatic non-regulatory approach given the subjectivity of the matter and obvious disagreement surrounding which sub-group of local design experts should have their preferred aesthetic endorsed in a regulatory sense.

230. In terms of the policies, we agree with Ms Leith and Mr Falconer that the emphasis of new built form character should be public spaces (streets and parks) and this has been made clearer in our recommended provisions. We recommend deletion of notified Policy 8.2.2.6 on the basis that, if the Council determines to progress with design guidelines for the residential zones, it can propose changes to the add policies as part of any future plan variation or change. We also recommend deleting Policy 8.2.2.7. We find that incorporating existing features on a site is not inherently necessary or required, especially if it leads to an inefficient use of land purposefully zoned to accommodate housing. Likewise, we have not been convinced that there is any inherent risk of adverse effects from environmental modification given how urban and modified the character of the zone is planned to become.

APPENDIX D – REQUEST FOR PROPOSAL



Queenstown Lakes District Council

REQUEST FOR PROPOSAL (RFP)

**RESIDENTIAL ZONES AND BUSINESS MIXED USE ZONE DESIGN
GUIDELINES**

NOVEMBER 2018

1.0 INTERPRETATION

For the purposes of this RFP the following terms have the following meanings:

"**Consultant**" means the consultant engaged under this RFP to provide the services described in this RFP

"**Council**" means the Queenstown Lakes District Council or QLDC.

2.0 INTRODUCTION AND PURPOSE

Proposals are sought from consultants to assist the Council in developing Design Guidelines (**Guidelines**). The project will be structured into the following two components:

1. Draft a Guideline for development in the following residential zones of the Proposed District Plan (**PDP**):
 - High Density Residential (HDR) Zone
 - Medium Density Residential (MDR) Zone
 - Lower Density Suburban Residential (LDSR) Zone
2. Draft a Guideline for the Business Mixed Use (BMU) Zone of the PDP.

The purpose of the Guidelines is to assist with implementation of the PDP Objectives and provisions that apply to development within these zones, and to promote appropriate urban design outcomes.

The consultant will be required to develop Guidelines which are consistent with the purpose, provisions and anticipated built form of each zone.

It is our intention that the Guidelines will be incorporated into the PDP by reference within the provisions.

3.0 BACKGROUND

A staged review of the QLDC District Plan is currently being undertaken. The Independent Hearings Panel (**the Panel**) released their decisions on 34 Stage 1 chapters on 7 May 2018. Stage 1 of the District Plan Review included all PDP Chapters listed at section 2.0 above.

In considering the above zones, the Panel noted the absence of any design guidance to assist the implementation of design-related objectives, policies and assessment matters.

The only appeal point that directly impacts residential design outcomes seeks to increase the maximum permitted Building Coverage from 40% to 50% for lots between 450m² and 700m² in the Lower Density Suburban Residential Zone. The Business Mixed Use Zone is subject to appeals that are discrete in scope, and do not relate to matters relating to building and urban design.

Other Stage 1 topics that have relevance are the Town Centre zones (Queenstown, Wanaka and Arrowtown), which included Design Guidelines which have been incorporated into the PDP by reference (see links to these documents in the background material listed below).

Stage 2 of the PDP review commenced on 23 November 2017 with the notification of seven topics.

It is our intention that the two Guidelines comprised within this RFP will be notified in Stage 3 of the District Plan review. Notification of the Stage 3 topics is expected to occur mid-2019.

Background material

Background information on the PDP is available on the Council's website and the following material is of particular relevance:

Residential zones:

- [Decisions Version of the High Density Residential Zone](#) (Chapter 9 of the PDP)
- [Decisions Version of the Medium Density Residential Zone](#) (Chapter 8 of the PDP)
- [Decisions Version of the Lower Density Suburban Residential Zone](#) (Chapter 7 of the PDP)
- Decisions version of the relevant PDP Maps showing the locations of the High, Medium and Lower Density Suburban Residential Zones (namely Maps 21, 22, 32 and 35)
- [Expert planning evidence of Mr Garth Falconer](#) (urban design) for the residential zones hearing stream in Stage 1 of the District Plan Review (in particular, Sections 4 and 5)
- [Decisions of the Independent Hearing Panel on the residential zones](#) (in particular, paragraph 35 which discusses the potential for the PDP to include development design guidelines, **with a focus on the medium and high density residential zones**, and paragraph 38 which supports the approach of grouping and managing tiers of residential development in the PDP. Paragraphs 72 and 134-136 also provide further context to the decision to produce a design guideline to accompany the residential provisions.

Business Mixed Use Zone:

- [Decisions Version of the Business Mixed Use Zone](#) (Chapter 16 of the PDP)
- Decisions version of the relevant PDP Maps showing the locations of the Business Mixed Use Zone (namely Maps [20](#), [21](#), [31a](#), [32](#) & [33](#))
- [Expert planning evidence of Mr Timothy Church](#) (urban design) for the Business Mixed Use Zone component of the business zones hearing stream in Stage 1 of the District Plan Review (see pages 53 to 78 and the relevant graphics in Appendix A part [1](#) & [2](#) to Mr Church's evidence)
- [Decisions of the Independent Hearing Panel on the Business Mixed Use Zone](#) (in particular, report sections 41 to 49)

General

- [Decisions Version of the Urban Development Chapter](#) (Chapter 4 of the PDP, in particular policies 4.2.2.3 to 4.2.2.10)
- [QLDC Urban Design Strategy 2009](#)
- Examples of existing Design Guidelines that are incorporated by reference to the PDP:
 - [QLDC Wanaka Town Centre Character Guideline 2011](#)
 - [QLDC Queenstown Town Centre Special Character Area Design Guidelines 2015](#)

- [Decisions Version QLDC Arrowtown Design Guidelines 2016](#)
- [QLDC Subdivision Design Guidelines 2015](#)

4.0 PROJECT OUTCOMES

Scope

The project scope is to develop two Guidelines to apply to the zones listed at section 2.0 above.

The Consultant is requested to identify a methodology for developing the Guidelines, taking into account the key considerations outlined below.

The Consultant should include time and costs to present the final Guidelines to Council.

The scope does not include any consultation.

Key considerations:

The Guidelines will support the strategic aims of the PDP, through providing a practical, concise and user-friendly tool to assist in implementing the zone provisions. The Guidelines are intended to function as general planning and urban design guidance, and should address site layout and configuration in addition to built form and architectural controls.

The Guidelines will be required to assist with the implementation of the Decisions Version of the relevant PDP chapters. **Appendix A** provides an overview of the rules applied in each zone that will influence the urban form expressed in different parts of the District. The specific design parameters/requirements to be included from each will be confirmed by Council at the project inception.

The methodology proposed by the Consultant should account for, and provide advice on, the local context/environment of each zone, and any instances where tailored approaches may be necessary (such as between Queenstown and Wanaka, for flat and sloping sites, and for instances when location-specific provisions apply). The Guidelines should also be adaptable so they can readily apply to new areas that may be added to the zones in future. The level of detail applied to local context will also be discussed at the project inception.

The Guidelines should also provide advice and encouragement for sustainable and efficient building techniques, and the benefits to the occupants.

The methodology should consider the following desired outcomes for the Guidelines:

- A concise, user friendly, practical and modern format. An example of the balance of detail and quality desired is provided in **Appendix B**. This is intended to be a guide of content only, and guidelines produced do not have to conform to this structure. It is left for the consultant to determine if the guidelines should be structured by zone, housing typology, control type or other means.
- Assist with implementing the PDP provisions (and not conflict with or introduce matters that have been intentionally simplified or liberalised under the PDP).
- **Inclusion of diagrams and visual aids**, including possible mitigation solutions for breaches of permitted standards.

- Defining character of the zones, neighbourhood context (*QLDC will assist with this task*)
- Design advice and examples to address (but not limited to) the following key elements of the PDP provisions:
 - enhancement of sunshine and light access
 - flat and sloping sites, differing standards and treatment
 - building facades treatment and enhancement of adjoining public roads, spaces and reserves
 - building height and mitigation treatments for increased height
 - privacy
 - use of landscaping
 - articulation and connectivity to streets, public places and reserves
 - materials
 - access and location of parking
 - incorporation of active transport facilities
 - screening of utilities and waste
 - incorporation of signs and signage platforms into building design for non-residential development
 - encouragement and guidance for sustainable and efficient building techniques
 - methods of mitigation for external lighting and noise generation, with particular regards to residential visitor accommodation activities.
 - integration of mixed use activities and façade treatment within the Business Mixed Use Zone
- Be a reflection of the principles of the New Zealand Urban Design Protocol (2005), noting that best practice urban design has evolved considerably since 2005.

Note: The Council would welcome your input into finalising the scope for this work and the specific project outcomes sought.

Exclusions:

- For clarification, this project is limited to the preparation of Guidelines and will not require the development of any modifications to the PDP.
- Medium Density Zones in Arrowtown, as specific design guidance for these areas has previously been developed as part of the Arrowtown Design Guidelines 2016
- This project does not include design guidelines for public realm improvements, and rather should address the interaction between development and the public realm.
- Public consultation is not a requisite of this project.
- An evaluation pursuant to section 32 of the RMA is not a requisite of this project.
- Involvement in the Stage 3 hearing process is not a requisite of this project, however this may be requested at a later date.

5.0 PROJECT DELIVERABLES

Two Design Guidelines applying to the following zones of the QLDC PDP:

1. Residential Design Guideline:

- High Density Residential Zone

- Medium Density Residential Zone
- Lower Density Suburban Residential Zone

2. Business Mixed Use Zone Design Guideline.

A draft and final copy of the two Guidelines will be required in electronic format, able to be printed in A4 portrait format.

GIS and cadastre information will be provided to the Consultant by QLDC. ArcGIS online zone mapping can also be provided by QLDC.

6.0 PROJECT TEAM STRUCTURE

The following individuals will be key contacts on this project.

Project Leads:

- Residential Design Guideline: Tara Hurley – Policy Planner
- Business Mixed Use Zone Design Guideline: Amy Bowbyes – Senior Policy Planner

Project Team:

- Ian Bayliss – Planning Policy Manager
- Tony Avery, General Manager Planning and Development
- Others as identified by the Project leads

7.0 PROJECT TIMEFRAMES

RFP closes: **5.00PM on Friday 7 December 2018.**

Successful tender confirmed: **Friday 14 December 2018.**

Project delivery: To be completed by **Friday 1 March 2019** (or earlier if this suits the successful consultant). Within this time period the following timeframes will apply:

- Consultant to provide draft contents pages and section headings for the Guidelines by Friday 14 December 2018 for the Council to review and provide feedback
- Consultant to provide a complete set of draft Guidelines by Friday 25 January 2019 for the Council to review and provide feedback on any necessary changes within the proceeding 2 week period.
- Consultant to provide the final set of Guidelines by 15 February 2019.

8.0 SUBMITTING OF PROPOSALS

As a minimum, the Proposal should provide:

- a. Relevant organisational information.
- b. A description of tenderer's experience and expertise in the topic and related fields, including a brief resume of the relevant skills and experience of the personnel being proposed for the project, and indicating the extent of their proposed involvement (in terms of hours or day equivalents).

- c. Information on all issues relating to you or your firm's bid (e.g. any conflicts of interest, policies and procedures for managing these, etc.).
- d. Your ability to meet the specified deadlines and milestones, including any potential difficulties, which you perceive.
- e. A description of the process and methodology to be undertaken, including a description of all tasks and sub-tasks (including site visits and meetings, whether remote or in person and associated expenses).
- f. The fee should specify the rates for all labour and other charges and totals; any activity intended to be sub-contracted to third parties; travel time; and vehicle expenses, and an estimate of anticipated total disbursements.
- g. A fee should be provided as a total fixed price sum.
- h. Any exceptions to the general terms and conditions given in the RFP, clearly explaining your reasons and any proposed amendments.

Importantly, the Proposal must show:

- An understanding of the subject matter of the project and the process and methodology that will be undertaken to deliver the objectives.
- Any problems you foresee in terms of implementation, timeframes, technical feasibility and how these can be addressed/ overcome or avoided.

Performance and Payment

The total fee shall be invoiced to the Council in increments on a monthly time and costs basis. If it becomes apparent that the scale of the work is greater than initially estimated, then the successful consultant will be required to advise the Council of this at the earliest possible time and to negotiate any variation to the contract with the project manager. Any changes to project scope will be negotiated between the successful consultant and the Planning Policy Manager.

Conditions to be included in any contract that may arise from this RFP.

Potential consultants should note that the following requirements will be incorporated into any contract that might result from this RFP:

1. All materials produced by the successful consultant for any of the projects will remain the property of the QLDC at all times and shall be provided to the QLDC immediately upon request.
2. If the successful consultant proposes to use their own templates for reports and decisions and/or their own database structure then the QLDC is to be permitted unlimited access to use those report templates and database structures at any time in relation to the project or any other projects that the Council may have at any other time.
3. Any and all files (either in electronic or hard form) must be returned to the QLDC at the completion of the project if requested.
4. To the greatest extent possible files shall be created, maintained and exchanged between the successful consultant and the QLDC as electronic files.
5. Any media enquiries or public comment relating to this project shall be referred to the Council project manager.

8.0 SELECTION PROCESS

The successful consultant will be selected based on the following selection criteria:

1. An evident understanding, expertise and experience with the subject matter of the project; the RMA, related legislation; the background information, and the linkages between this project and others already undertaken and being undertaken by the Council (e.g. decisions on resource consents within the subject area.)
2. The proposed methodology, proposed process (including ability to meet timeframes).
3. Qualifications and experience of personnel relevant to this project.
4. Availability of key personnel.
5. The quality of the proposal, which includes structure, being free from errors etc. This section also relates to the quality control standards of the agency.
6. Policies/procedures for ensuring confidentiality and handling conflicts of interest.
7. Price, including coverage and level of components included in the bid.

9.0 FORMAT, TERMS AND CONDITIONS

The following standard format and instructions will apply.

The general terms and conditions of this RFP are:

1. The proposal shall be delivered by email before **5.00 pm Friday 7 December 2018** to firstname.lastname@qldc.govt.nz.
2. The QLDC reserves the right to accept or decline late proposals or proposals that do not conform to the requirements set out in this RFP, at its discretion.
3. Respondents' proposals must include at least that information outlined in the "Proposal" section of this RFP.
4. This RFP shall not be taken as an offer but rather as an invitation to submit a proposal.
5. The Queenstown Lakes District Council (QLDC) may:
 - Choose amongst the options provided.
 - Contract out only part of the programme described in the proposal.
 - Recommence or terminate the proposal process.
6. The requirements specified in the RFP reflect presently known requirements and preferred manner of purchasing the project. The QLDC reserves the right to vary final requirements.
7. The QLDC shall not be responsible for, or pay any expenses incurred by, a respondent in the preparation of the proposal or any costs incurred by a respondent in relation to the QLDC's selection process.
8. The QLDC will not disclose to third parties outside of this organisation any confidential or commercially sensitive information included in any proposal, excluding to independent contractors and consultants, who are being hired as part of the tender process and the project implementation, unless authorised by the respondents.

Respondents must explicitly identify any information that should be regarded as confidential or commercially sensitive. Once a contract has been agreed to, certain data, such as total price, and quality measures, are unlikely to be regarded as confidential. This does not forgo any obligations under the Official Information Act.

9. Neither this RFP nor the response to it creates any legal obligation.
10. The QLDC may at any time before or after the closing time amend this RFP. The QLDC will notify all potential respondents or short-listed respondents of the changes and give reasonable time to amend proposals to reflect the changes.
11. All information and reports associated with the project shall be deemed to be the property of the QLDC.

APPENDIX E Design Related Residential Development Controls

Development Control	LDSR	MDR	HDR
Intensity	2 per site Artn = 1 per site	3 per site Artn = 1 per site	3 per site = P 4+ per site = RD
Building Height (flat sites ≤ 6°) max	Q: 8m, W: 7m. A: 6.5m, Additional unit: 5.5m	8m, excl. Wnk/Artn = 7m	(Q) 12-15m = RD 15m+ = D (W) 8-10m = RD 10m+ = D
Building Height (sloping sites > 6°) max	7m excl. Artn: 6m, Additional unit: 5.5m	As above	(Q&W) 7-10m = RD 10m+ = D
Building Coverage (max)	40%	45%	70% (above this = NC)
Landscaped Permeable Surface Coverage (min)	30%	25%	20% (below this = NC)
Minimum Boundary Setbacks	Road: 4.5m, Side and Rear	Roads 3m, State Highways 4.5m	All: 2m, SH = 4.5m
Building Separation within sites	4m excl. attached buildings	N/A	N/A
Recession Planes (flat sites only)	N: 2m+55°, W,E: 2.5m+45°, S: 2.5m+35°	N: 2m+55°, W,E: 2.5m+45°, S: 2.5m+35°	N: 2m+55°, S,W,E: 2.5m+45°
Continuous Building Length	16m max (for buildings above 1 storey)	24m max (for buildings above 1 storey)	30m max (for buildings above 1 storey)
Density (max)	1 per 300m ²	1 per 250m ²	Nil
Waste and recycling storage space	To be provided for a 120L wheelie bin, 240L recycle bin per unit, suitable screening	To be provided for a 120L wheelie bin, 240L recycle bin per unit, suitable screening	Residential activities of 3 units or less shall provide, as a minimum, space for a 120L residential wheelie bin and 240L recycling wheelie bin per unit.
Glare	< 3 lux spill	< 3 lux spill	< 3 lux spill
Setback from water bodies	7m min	7m min	N/A
Parking – Residential Flat	No minimum parking requirement for a residential flat having no more than one bedroom 1 per residential flat, 2 per unit	0.7 per studio unit/ fl at and 1 bedroom unit/ fl at 1.0 per 2 bedroom unit/ fl at 1.5 per unit/ fl at comprising 3 or more bedrooms.	0.25 per studio unit/ flat and 1 bedroom unit/ flat 0.5 per unit/ flat for all other units.
Garages	N/A	< 50% front elevation width	Min Setback = 4.5m