

BRI-S13.0 Boyer Road Specific Area Plan

BRI-S13.1 Plan Purpose

The purpose of the Boyer Road Specific Area Plan is:

BRI-S13.1.1	To implement the Boyer Road Development Framework.
BRI-S13.1.2	To optimise and facilitate future development potential in a staged and orderly manner in general accordance with the Boyer Road Development Framework.
BRI-S13.1.3	To provide for a central neighbourhood park and linear open space network in accordance with the Boyer Road Development Framework.
BRI-S13.1.4	To coordinate infrastructure delivery and interconnectivity between allotments.
BRI-S13.1.5	To protect registered Aboriginal and Historic Cultural Heritage values from incompatible development.
BRI-S13.1.6	<p>To promote environmental sustainability and climate resilience through:</p> <ul style="list-style-type: none">(a) Retention of existing native vegetation;(b) Reduction in the urban heat island effect by incorporating green infrastructure and using appropriate native species to enhance biodiversity;(c) Minimising the need to alter the natural topography of the land;(d) Maximising opportunities to capture and reuse stormwater;(e) Restoration of riparian corridors that protects and enhances the water quality of the intermittent creek system;(f) Adequate separation from natural hazards such as bushfire risk; and(g) Maximising energy efficiency through the orientation of lots to maximise opportunities for solar access and cross ventilation.
BRI-S13.1.7	<p>To promote high levels of residential amenity through an active, safe and attractive urban environment based on:</p> <ul style="list-style-type: none">(a) housing design that achieves visual build quality, liveability, diversity and a positive contribution to the streetscape;(b) a lot layout that achieves lot diversity, responds to natural topography, and maximises solar access;(c) best practice street design that encourages a pedestrian-orientated environment;(d) the provision of high quality landscaping in the public realm and a connected open space network that encourages active transport;(e) a considered interface between residential development and adjoining agricultural land, rural residential uses, and native vegetation;(f) retention and enhancement of scenic qualities, including vegetation and view corridors; and(g) non-residential development that contributes positively to the public realm.
BRI-S13.1.8	To guide the transition of residential densities, compatible with the character of established development on adjacent land while maintaining an overall net density compatible with the efficient utilisation of land and infrastructure.
BRI-S13.1.9	To provide a safe and logical road network that:

	<p>(a) protects the safety and efficiency of Boyer Road by only utilising pre-determined site access points with safe intersection site distances;</p> <p>(b) utilises a functional road hierarchy, with streets designed to encourage a low speed environment in accordance with their movement and place function.</p>
BRI-S13.1.10	In Precinct A, to facilitate higher density subdivision to enable affordable housing delivery and a diversity of housing types including medium density housing typologies.
BRI-S13.1.11	In Precinct B, to provide for predominantly traditional allotments with opportunities for housing diversity.
BRI-S13.1.12	In Precinct C, to provide for larger allotments that allow for an appropriate transition to land in adjacent zones, respond to site constraints, and manage the risk of bushfire.
BRI-S13.1.13	<p>In Precinct D, to provide:</p> <p>(a) For a mixed-use precinct that offers a mix of commercial, retail and community uses of a scale to service the local catchment;</p> <p>(b) Non-residential development that contributes positively to the public realm and maintains residential amenity;</p> <p>(c) Medium density housing of a scale appropriate to the desired mixed use of the precinct;</p> <p>(d) A visually interesting gateway to the Boyer Road Specific Area Plan with a built environment that responds positively to the public realm; and</p> <p>(e) To encourage activity at pedestrian levels with active frontages.</p>

BRI-S13.2 Application of this Plan

BRI-S13.2.1	The specific area plan applies to the area of land designated as Boyer Road Specific Area Plan on the overlay maps and shown in Figure BRI-S13.1.
BRI-S13.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and in addition to the provisions of the General Residential Zone, Landscape Conservation Zone and Parking and Sustainable Transport Code, as specified in the relevant provision.

BRI-S13.3 Local Area Objectives – Precinct D

Sub-clause	Area Description	Local Area Objectives
BRI-S13.3.1	Precinct D as shown on Figure BRI-S13.3.	To provide a mix of uses to service the local catchment whilst maintaining the primacy of higher order activity centers such as Old Main Road.

BRI-S13.3.2	Precinct D as shown on Figure BRI-S13.3.	To encourage development that provides a high quality urban design interface with the streetscape and public open space.
BRI-S13.3.3	Precinct D as shown on Figure BRI-S13.3.	To encourage medium density housing which supports the mixed use nature of precinct.
BRI-S13.3.4	Precinct D as shown on Figure BRI-S13.3.	To encourage the siting of use and development consistent with the Development Framework D.
BRI-S13.3.5	Precinct D as shown on Figure BRI-S13.3.	To provide a mixed use center which is accessible by various modes of transportation, including active transport, and which provides good pedestrian connectivity within the centre.

BRI-S13.4 Definition of Terms

BRI-S13.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Design Response Report	Means a report by a suitably qualified person that provides an explanation and demonstration of how a proposed building development and/or car parking layout: <ul style="list-style-type: none"> (a) is informed by, and responds to, the site and context analysis; (b) enhances and responds positively to the streetscape character and residential amenity; (c) is consistent with: <ul style="list-style-type: none"> (i) the purpose of this specific area plan; (ii) the purpose of the relevant Precinct; (iii) the local area objectives if the site is in Precinct D; and (iv) Development Framework D if the site is within Precinct D.
Development Framework	Means the area of land shown Figure in BRI-S13.2.
Precinct D Development Framework	Means the area of land shown Figure in BRI-S13.3.
Front building elevation	Means the front of a building that faces the street.
Medium Density	Means a broad range of multiple-dwelling housing types including small lot housing, terraces and townhouses.
Precinct A	Means the area of land shown in Figure BRI-S13.4 as Precinct A
Precinct B	Means the area of land shown in Figure BRI-S13.4 as Precinct B
Precinct C	Means the area of land shown in Figure BRI-S13.4 as Precinct C
Precinct D	Means the area of land shown in Figure BRI-S13.4 as Precinct D
Townhouse	Means a two-storey single or multiple dwelling with a direct frontage to a street and comprising one of two or more adjoining dwellings

	erected side by side and abutting each other but not joined by way of a party wall/s.
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BRI-S13.5 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If: (a) For a single dwelling not in Precinct D.
Utilities	If for minor utilities
Permitted	
Business and Professional Services	If: (a) In Precinct D; and (b) For a consulting room, medical centre, veterinary surgery, child health clinic, or residential support services.
Educational and Occasional Care	If: (a) In Precinct D; and (b) For a childcare centre.
Food Services	If: (a) In Precinct D; and (b) Not for a take-away food premises with a drive through facility
General Retail and Hire	If: (a) In Precinct D; and (b) For a local shop; or (c) For a supermarket with a floor area not greater than 550m ² .
Residential	If: (a) Not listed as No Permit Required; and (b) If in Precinct D, not for: i. a single dwelling; ii. boarding house; iii. respite centre; iv. residential care facility; or v. a retirement village. (c) If in Precinct C, not for townhouses.
Visitor Accommodation	
Discretionary	
Community Meeting and Entertainment	If: (a) In Precinct D; and (b) For a place of worship, arts and craft centre or public hall
Emergency Services	If in Precinct D
Residential	If in Precinct D and not listed as No Permit Required or Permitted.
Utilities	If not listed as No Permit Required

Prohibited	
All other uses	

BRI-S13.6 Use Standards – Precinct D

BRI-S13.6.1 All uses

This clause is in addition to General Residential Zone - clause 8.3 Use Standards

Objective	That uses do not cause unreasonable loss of amenity to adjacent residential uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent residential uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.	
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	P2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent residential uses, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.	
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding for Emergency Services, Residential or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent residential uses, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements;	

	<ul style="list-style-type: none"> (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.
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BRI-S13.6.2 Discretionary Uses

This clause is in substitution for General Residential Zone – clause 8.3.1 Discretionary uses.

Objective:	That uses listed as Discretionary do not: <ul style="list-style-type: none"> (a) cause unreasonable loss of amenity to adjacent residential uses; and (b) compromise or preclude the mixed-use nature of the precinct.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A non-residential use listed as Discretionary must: <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjacent residential uses; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	P2 A single dwelling must: <ul style="list-style-type: none"> (a) Not compromise or preclude the mixed-use development of the precinct in accordance with the plan purpose and the Precinct D Development Framework; and (b) Be located and designed to mitigate adverse effects from existing non-residential uses in the precinct.

BRI-S13.7 Development Standards for Buildings and Works

BRI-S13.7.1 Building and works - all precincts

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That buildings and works do not prejudice the efficient future utilisation of land for urban development.
Acceptable Solutions	Performance Criteria
A1	P1

<p>Buildings and works must:</p> <ul style="list-style-type: none"> (a) be for an addition to an existing dwelling; (b) be of a temporary nature able to be removed prior to the development of the land; or (c) be on a lot, excluding a balance lot, that has been created after the date this Specific Area Plan first came into effect. 	<p>Buildings and works must not preclude or hinder the effective and efficient implementation of the Development Framework, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) any existing access arrangements; (c) location of any services; (d) the purpose, location and extent of any building and works; and (e) any alternative subdivision layout that achieves the Specific Area Plan Purpose.
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BRI-S13.8 Development Standards for Dwellings

BRI-S13.8.1 Residential Density for Multiple Dwellings

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings

Objective:	<p>The density of multiple dwellings:</p> <ul style="list-style-type: none"> (a) is compatible with the transition of densities sought by the Development Framework; (b) is compatible with the efficient utilisation of land and infrastructure; and (c) promotes housing diversity nearby to services.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (a) 200m² for Precinct A; (b) 400m² for Precinct B; (c) 800m² for Precinct C; and (d) 200m² for Precinct D. 	<p>P1</p> <p>Multiple dwellings must only have a site area per dwelling that is less than the Acceptable Solution if the development will not exceed the capacity of infrastructure services and</p> <ul style="list-style-type: none"> (a) It promotes housing diversity; (b) is compatible with the density of existing development on established properties in the area; (c) For Precincts A, B and D, is consistent with the housing typologies shown in Figures BRI-S13.5 – 13.8; (d) the site is within 400m walking distance of a shop, medical centre, community centre or a public transport stop; (e) is consistent with the Development Framework regarding lots identified for diverse housing typologies;

	<p>(f) if in Precinct C, the site area per dwelling is not less than 700m² and the development can manage site constraints; and</p> <p>(g) if in Precinct D, is consistent with Development Precinct D and Local Area Objectives.</p>
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BRI-S13.8.2 Setbacks and building envelope for all dwellings – Precinct A

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelope for all dwellings.

Objective:	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides for greater diversity of dwelling types to support a wide range of households; (b) provides reasonably consistent separation between dwellings and the primary frontage; (c) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (d) provides height and setback compatible with the streetscape and not causing unreasonable loss of amenity; (e) provides separation from dwellings on the same site or adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (f) Provides good quality dwelling design and landscaping which contributes positively to the streetscape and provides for residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the 	<p>P1</p> <p>A dwelling must have a setback from a frontage so that the development is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) topography of the site; (b) the building line within the streetscape and prevailing setbacks of buildings on nearby properties; (c) any overshadowing of habitable rooms and private open space on adjoining properties or public places created by a greater setback; (d) the height, bulk and form when viewed from adjoining properties;. and (e) for townhouse, the prevailing setbacks of existing townhouses on adjoining lots.

<p>equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>A2</p> <p>A dwelling, excluding townhouses, outbuildings with a building height of not more than 2.4m, and protrusions that extend not more than 0.9m, must:</p> <ul style="list-style-type: none"> (a) Be contained within a building envelope (refer to Figures BRI-S13.9, 13.10 and 13.11) determined by: <ul style="list-style-type: none"> (i) A distance equal to the frontage setback or for an internal lot, a distance of not less than 3.0m from the rear boundary or a property with an adjoining frontage; and (ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3.5m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) Be setback not less than 1.5m from a side or rear boundary up to a wall height of 3.5m that extends: <ul style="list-style-type: none"> (i) no more than 9.0m in length; or (i) not exceeding two-thirds the length of the side or rear boundary, whichever is the lesser. 	<p>P2</p> <p>A dwelling must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) If for multiple dwellings, a design response report.
<p>A3</p> <p>A dwelling in a townhouse arrangement must have a building height not more than 8.5m.</p>	<p>P3</p> <p>A dwelling in a townhouse arrangement must be compatible with the heights of other buildings in the streetscape, and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) visual impacts caused by the apparent scale of the proposal when viewed from an adjoining property;

	<ul style="list-style-type: none"> (b) the height of buildings on the site and adjacent properties; (d) sunlight to private open space and dwellings on adjoining properties; (f) the development potential of buildings in the streetscape and its desired future character; and (g) A design response report.
<p>A4</p> <p>Except where a side wall directly abuts the wall of another dwelling within the same townhouse arrangement, side setbacks for a dwelling in a townhouse arrangement must:</p> <ul style="list-style-type: none"> (a) where the wall does not exceed 3.5m in height, a side setback of not less than 1.0m; and (b) where the wall exceeds 3.5m in height, a side setback: <ul style="list-style-type: none"> (i) not less than 2.0m; or (ii) 0.5m for every metre in height above 3.5 metres whichever is the greater. 	<p>P4</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) access to sunlight to private open space and windows of habitable rooms on adjoining properties; (g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space; (h) compatibility with the housing typologies shown in Figure BRI 13.5 and 13.6; and (i) a design response report.
<p>A5</p> <p>A dwelling in a townhouse arrangement must:</p> <ul style="list-style-type: none"> (a) have a rear setback not less than 3.0m for the first building level, or 0m where the rear boundary abuts a laneway; and (b) not less than 5.0m for any second building level, or 3.0m where the rear boundary abuts a laneway. 	<p>P5</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties, and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings;

	<ul style="list-style-type: none"> (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) access to sunlight of private open space and windows of habitable rooms on adjoining properties; (g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space; (h) compatibility with the housing typologies shown in Figure BRI 13.5 and 13.6; and (i) a design response report.
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BRI-S13.8.3 Setbacks and building envelope for all dwellings – Precinct B

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelope for all dwellings

Objective:	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) Provides reasonably consistent separation between dwellings and the primary frontage; (b) Provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) Provides height and setback compatible with the streetscape and not causing unreasonable loss of amenity; (d) Provides separation from dwellings on the same site or adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; (e) Provides reasonable access to sunlight for existing solar energy installation; and (f) Provides good quality dwelling design and landscaping which contributes positively to the streetscape and provides for residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m (such as eaves, steps, porches, and awnings), must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, 	<p>P1</p> <p>A dwelling must have a setback from a frontage so that the development is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) topography of the site;

<p>not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p>(b) the building line within the streetscape and prevailing setbacks of buildings on nearby properties;</p> <p>(c) any overshadowing of habitable rooms and private open space on adjoining properties or public places created by a greater setback; and</p> <p>(d) the height, bulk and form when viewed from adjoining properties.</p>
<p>A2</p> <p>A dwelling, excluding townhouses, outbuildings with a building height of not more than 2.4m, and protrusions that extend not more than 0.9m, must:</p> <p>(a) Be contained within a building envelope (refer to Figures BRI-S13.9, 13.10 and 13.10) determined by:</p> <p>(i) A distance equal to the frontage setback or for an internal lot, a distance of not less than 4.5m from the rear boundary or a property with an adjoining frontage; and</p> <p>(ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3.5m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) Be setback not less than 1.5m from a side or rear boundary up to a wall height of 3.5m that extends:</p> <p>(ii) no more than 9.0m in length; or</p>	<p>P2</p> <p>A dwelling must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) the setbacks of surrounding buildings;</p> <p>(d) the height, bulk and form of existing and proposed buildings;</p> <p>(e) the existing buildings and private open space on the site;</p> <p>(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</p> <p>(g) If for multiple dwellings, a design response report.</p>

<p>(ii) two-thirds the length of the side or rear boundary. whichever is the lesser.</p>	
<p>A3</p> <p>A dwelling in a townhouse arrangement must have a building height not more than 8.5m.</p>	<p>P3</p> <p>A dwelling in a townhouse arrangement must be compatible with the heights of other buildings in the streetscape, and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) visual impacts caused by the apparent scale of the proposal when viewed from an adjoining property; (b) the height of buildings on the site and adjacent properties; (c) sunlight to private open space and dwellings on adjoining properties; (d) the development potential of buildings in the streetscape and its desired future character; (e) compatibility with the housing typologies shown in Figure BRI 13.5 and 13.6; and (f) A design response report
<p>A4</p> <p>Except where a side wall directly abuts the wall of another dwelling within the same townhouse arrangement, side setbacks for a dwelling in a townhouse arrangement must:</p> <ul style="list-style-type: none"> (a) where the wall does not exceed 3.5m in height, a side setback of not less than 1.0m; and (b) where the wall exceeds 3.5m in height, a side setback: <ul style="list-style-type: none"> (i) not less than 2.0m; or (ii) 0.5m for every metre in height above 3.5 metres <p>whichever is the greater.</p>	<p>P4</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site;

	<ul style="list-style-type: none"> (f) access to sunlight to private open space and windows of habitable rooms on adjoining properties; (g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space; (h) compatibility with the housing typologies shown in Figure BRI 13.5 and 13.6; and (i) a design response report.
<p>A5</p> <p>A dwelling in a townhouse arrangement must:</p> <ul style="list-style-type: none"> (a) have a rear setback not less than 3.0m for the first building level, or 0m where the rear boundary abuts a laneway; and (b) not less than 5.0m for any second building level, or 3.0m where the rear boundary abuts a laneway. 	<p>P5</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties, and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) access to sunlight of private open space and windows of habitable rooms on adjoining properties; (g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space; (h) compatibility with the housing typologies shown in Figure BRI 13.5 and 13.6; and (i) a design response report.

BRI-S13.8.4 Setbacks and building envelope for all dwellings – Precinct C

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelope for all dwellings.

Objective:	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides for greater diversity of dwelling types to support a wide range of households;
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	<ul style="list-style-type: none"> (b) provides reasonably consistent separation between dwellings and the primary frontage; (c) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (d) provides height and setback compatible with the streetscape and not causing unreasonable loss of amenity; (e) provides separation from dwellings on the same site or adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (f) Provides good quality dwelling design and landscaping which contributes positively to the streetscape and provides for residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings, excluding garages, carports, protrusions that extend not more than 0.9m (such as eaves, steps, porches, and awnings), must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 8m and not more than 12.0m; or (b) for a second storey located above a garage, not less than 8m and not more than 12.0m; or (c) if the frontage is not a primary frontage, not less than 3.0m. 	<p>P1</p> <p>A dwelling must have a setback from a frontage so that the development is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) topography of the site; (b) the building line within the streetscape and prevailing setbacks of buildings on nearby properties; (c) any overshadowing of habitable rooms and private open space on adjoining properties or public places created by a greater setback; and (d) the height, bulk and form when viewed from adjoining properties.
<p>A2</p> <p>Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<p>P2</p> <p>A dwelling must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties;

	<p>(g) the character of development existing on established properties in the area; and</p> <p>(h) If for multiple dwellings, a design response report.</p>
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BRI-S13.8.5 Site coverage, landscaping and private open space for all dwellings – All Precincts

This clause is in substitution for General Residential Zone – clause 8.4.3 Site coverage and private open space for all dwellings

Objective:	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; (c) private open space that is conveniently located and has access to sunlight; and (d) landscaping which enhances residential amenity and the character of the area, and minimises the extent of impervious surfaces.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage consistent with Table BRI-S13.10.1; and (b) for multiple dwellings (excluding townhouses), a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished floor level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) Site coverage consistent with that existing on established properties within the precinct; (b) Private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> i. Outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; ii. Operational needs, such as clothes drying and storage; and iii. Reasonable space for the planting of gardens and landscaping.
<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location, and is not less than: <ul style="list-style-type: none"> (i) 24m²; or 	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an</p>

<ul style="list-style-type: none"> (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) if the dwelling is a townhouse, is not less than 24m² and a minimum of 16m² is accessible from a living room; and (c) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); or (ii) 3m, where located at the ground level of a townhouse; or (iii) 2m, where located at the upper level of a townhouse; or (iv) 4m in all other cases; and (d) is only located between the dwelling and the frontage if: <ul style="list-style-type: none"> (i) in the form of a balcony; or (ii) the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (e) has a gradient not steeper than 1 in 10; and (f) is accessed from a habitable room. 	<p>extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
<p>A3</p> <p>A dwelling must provide a landscaping area not less than 25% of the site, as shown on a landscaping plan, prepared by a suitably qualified person.</p>	<p>P3</p> <p>A dwelling must provide a reasonable level of landscaping to contribute to residential amenity and avoids excessive pervious areas on a site, as shown on a landscaping plan, prepared by a suitably qualified person.</p>

Table BRI-S13.10.1 Site Coverage – Precincts A, B and C.

Lot area	Max. site coverage
200m ²	60%
201-400m ²	60%
401-600m ²	50%
601-800m ²	40%
>800m ²	35%
>1000m ²	30%

BRI-S13.8.6 Sunlight to private open space of multiple dwellings – All Precincts

This clause is in substitution for General Residential Zone – clause 8.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling (excluding an associated outbuilding with a building height of not more than 2.4m or protrusions that extend not more than 0.9m), located to the north of the private open space of another dwelling on the same site that is required to satisfy A2 or P2 of clause BRI-S13.8.5 must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting:</p> <ul style="list-style-type: none"> (i) at a distance of 3.0m from the northern edge of the private open space; and (ii) vertically to a height of 3.5m above existing ground level and then at an angle of 45 degrees from the horizontal (see Figure BRI-S13.12); or <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June.</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (i) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space of another dwelling on the same site, which is required to satisfy A2 or P2 of clause BRI-S13.8.5 must satisfy (a) or (b) of this planning scheme.</p>

BRI-S13.8.7 Solar Access – All Precincts

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	To ensure that development layout optimises daylight access to habitable rooms and open space areas, and minimises unreasonable overshadowing of neighbouring properties.	
Acceptable Solutions		Performance Criteria
A1	<p>A dwelling must be designed to achieve the following:</p> <ul style="list-style-type: none"> (a) 3hrs of direct sunlight access to a habitable room window (excluding bedrooms) between 9am and 3pm on winter solstice; (b) 3hrs of direct sunlight access to no less than 50% of principal private open space between 9am and 3pm on winter solstice; and (c) Does not cause an adjoining property to receive less than 3hrs of direct sunlight access to a habitable room, solar energy installation, or on 50% principal private open space between 9am and 3pm on winter solstice. 	
	P1	<p>A dwelling must be designed to receive a reasonable level of solar access to habitable rooms and private open space and not unreasonably impact on adjoining properties solar access, having regard to:</p> <ul style="list-style-type: none"> (a) the prevailing topography, site characteristics and location; (b) the extent of sunlight access at solstice and equinox period.

BRI- S13.8.8 Width of openings for garages and carports for all dwellings – Precinct A

This clause is in substitution for General Residential Zone – clause 8.4.5 Width of openings for garages and carports for all dwellings.

Objective:	<p>Garages and carports:</p> <ul style="list-style-type: none"> (a) Contribute to an interesting streetscape through setback articulation within the front building elevation; and (b) Do not dominate the streetscape along a primary frontage. 	
Acceptable Solutions		Performance Criteria
A1	<p>A garage or carport must:</p> <ul style="list-style-type: none"> (a) have a single or single tandem garage, not more than 6.6m wide, accessed from the primary frontage; and 	
	P1	<p>The width of a garage or carport must not be the dominant visual element on a site when viewed from the street, having regard to:</p> <ul style="list-style-type: none"> (a) the design of existing garages and carports within the street;

(b) be no greater than 50% of the width of the combined garage / carport and dwelling.	(b) the design of the garage or carport; and (c) the design of the existing or proposed dwelling on the site.
A2 A garage or carport must: <ul style="list-style-type: none"> (a) If gaining access from a primary frontage, be setback not less than 0.5m behind the front building elevation of the associated dwelling; or (b) If gaining access from a secondary frontage, be setback not less than 1.5m. 	P2 A garage or carport must be designed and sited to contribute to a visually interesting streetscape, having regard to: <ul style="list-style-type: none"> (a) the materials and finishes of the garage / carport; (b) the siting and design of existing garages and carports within the street; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.

BRI-S13.8.9 Width of openings for garages and carports for all dwellings – Precinct B

This clause is in substitution for General Residential Zone – clause 8.4.5 Width of openings for garages and carports for all dwellings

Objective:	Garages and carports: <ul style="list-style-type: none"> (a) Contribute to an interesting streetscape through setback articulation within the front building elevation; and (b) Do not dominate the streetscape along a primary frontage. 	
Acceptable Solutions		Performance Criteria
A1 A garage or carport must: <ul style="list-style-type: none"> (a) If gaining access from a primary frontage, be setback not less than 0.5m behind the front building elevation of the associated dwelling; or (b) If gaining access from a secondary frontage, be setback not less than 1.5m. 		P1 A garage or carport must be designed and sited to contribute to a visually interesting streetscape, having regard to: <ul style="list-style-type: none"> (a) the materials and finishes of the garage / carport; (b) the siting and design of existing garages and carports within the street; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.
A2 A garage or carport must: <ul style="list-style-type: none"> (a) have a single or single tandem garage, not more than 6.6m wide, accessed from the primary frontage; and 		P2 The width of a garage or carport must not be the dominant visual element on a site when viewed from the street, having regard to:

(b) be no greater than 50% of the width of the combined garage / carport and dwelling.	(a) the design of existing garages and carports within the street; (b) the design of the garage or carport; and (c) the design of the existing or proposed dwelling on the site.
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BRI-S13.8.10 Width of openings for garages and carports for all dwellings – Precinct C

This clause is in substitution for General Residential Zone – clause 8.4.5 Width of openings for garages and carports for all dwellings

Objective:	Garages and carports: (a) Contribute to an interesting streetscape through setback articulation within the front building elevation; and (b) Do not dominate the streetscape along a primary frontage.
Acceptable Solutions	Performance Criteria
A1 A garage or carport must be setback no less than 0.5m behind the front building elevation of the associated dwelling.	P1 A garage or carport must be designed and sited to contribute to a visually interesting streetscape, having regard to: (a) the materials and finishes of the garage / carport; (b) the siting and design of existing garages and carports within the street; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.
A2 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P2 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

BRI-S13.8.11 Dwelling Design – All Precincts

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	Dwellings: <ul style="list-style-type: none"> (a) maintain a high standard of design; (b) maximise opportunities for passive surveillance of the street and areas of public open space; and (c) contribute positively to the streetscape and areas of public open space by incorporating design elements that engage with the public realm.
Acceptable Solutions	Performance Criteria
A1 Each dwelling with a front building elevation facing a primary frontage must: <ul style="list-style-type: none"> (a) include at least one window facing the frontage from a habitable room that has a minimum internal room dimension of 2.4m; and (b) have an aggregate window area of at least 2m² facing the primary frontage 	P1 Dwellings with a front building elevation facing a primary frontage must be designed to provide a reasonable level of passive surveillance of the street and engagement with the public realm.
A2 The front building elevation of a dwelling facing a primary frontage must include an entry door that is readily visible from the primary frontage.	P2 A dwelling must be designed so the front building elevation contributes positively to the streetscape, having regard to: <ul style="list-style-type: none"> (a) topography; (b) the location of existing or proposed dwellings on the site; and (c) any other site constraints.
A3 The front building elevation of a dwelling, (excluding multiple dwellings), must incorporate at least 3 of the following design features: <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line; (b) a porch or portico projects at least 1.0m from the building wall; (c) a balcony projects from the building wall (d) a verandah projects at least 1.0m from the building wall; 	P3 A single dwelling must be designed to provide visual interest and articulation to the building elevation facing a street (excluding a laneway), in a manner that positively contributes to the streetscape character, having regard to: <ul style="list-style-type: none"> (a) the articulation, materials, and detailing of the front and street-facing building elevations; (b) the presence and scale of balconies, porches, verandahs, or other architectural elements that reinforce a pedestrian scale;

<ul style="list-style-type: none"> (e) eaves of a minimum 400mm width extend along the width of the front building elevation; (f) a minimum 30% of the width of the upper-level projects forward from the lower-level primary building line by at least 300mm; and (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 	<ul style="list-style-type: none"> (c) the use of varied building materials, finishes, or textures that break up large surface areas; (d) the interface with the public realm, including the visibility of the entrance and passive surveillance of the street; and (e) the character of surrounding development.
<p>A4</p> <p>The building elevation of a dwelling (excluding multiple dwellings) facing a secondary frontage (excluding a laneway), must incorporate at least 2 of the following design features:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line; (b) a porch or portico projects at least 1.0m from the building wall; (c) a balcony projects from the building wall; (d) a verandah projects at least 1.0m from the building wall; (e) eaves of a minimum 400mm width extend along the width of the front building elevation; (f) a minimum 30% of the width of the upper-level projects forward from the lower-level primary building line by at least 300mm; and (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 	<p>P4</p> <p>A single dwelling must be designed to provide visual interest and articulation to the building elevation facing a street (excluding a laneway), in a manner that positively contributes to the streetscape character, having regard to:</p> <ul style="list-style-type: none"> (a) the articulation, materials, and detailing of the front and street-facing building elevations; (b) the presence and scale of balconies, porches, verandahs, or other architectural elements that reinforce a pedestrian scale; (c) the use of varied building materials, finishes, or textures that break up large surface areas; and (d) the character of surrounding development. (e) the interface with the public realm, including the visibility of the entrance and passive surveillance of the street; and (f) the character of surrounding development.

A5

Where a dwelling faces a laneway, the frontage must be designed to provide:

- (a) a balcony facing the laneway; or
- (b) incorporates at least one habitable room window or a balcony that provides direct views to the laneway.

P5

A dwelling must be designed to provide visual interest and articulation to the building elevation facing a laneway in a manner that positively contributes to the streetscape character, and provides passive surveillance, having regard to:

- (a) the articulation, materials, and detailing of the front and street-facing building elevations;
- (b) the presence and scale of balconies, porches, verandahs, or other architectural elements that reinforce a pedestrian scale;
- (c) the use of varied building materials, finishes, or textures that break up large surface areas;
- (d) the interface with the public realm, including the visibility of the entrance and passive surveillance of the laneway; and
- (e) the character of surrounding development.

<p>A6</p> <p>Where a dwelling has an elevation facing an adjoining area of public open space, the elevation must:</p> <ul style="list-style-type: none"> (a) incorporate at least one habitable room window or a balcony that provides direct views of the public open space; (b) boundary fencing that utilises a combination of solid and permeable elements (no less than 50% transparency) to promote visual connectivity; (c) avoid blank walls greater than 3 metres in length facing the public open space; (d) Include at least 1 of the following design features: <ul style="list-style-type: none"> (i) a minimum of 30% of the building wall is set back an additional 300mm from the building line; (ii) a balcony projects from the building wall; (iii) a verandah projects at least 1.0m from the building wall; (iv) eaves of a minimum 400mm width extend along the width of the elevation; and (v) a minimum 30% of the width of the upper-level projects forward from the lower level primary building line by at least 300mm. 	<p>P6</p> <p>A dwelling must be designed to provide visual interest and articulation to the building elevation facing an adjoining area of public open space that positively contributes to the streetscape character, and provides passive surveillance, having regard to:</p> <ul style="list-style-type: none"> (a) the articulation, materials, and detailing of the front and street-facing building elevations; (b) the presence and scale of balconies, porches, verandahs, or other architectural elements that reinforce a pedestrian scale; (c) the use of varied building materials, finishes, or textures that break up large surface areas; (d) the interface with the public realm, including the visibility of the entrance and passive surveillance of the public open space; and (e) the character of surrounding development.
<p>A7</p> <p>No acceptable solution.</p>	<p>P7</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>

BRI-S13.8.12 - Infrastructure provision for multiple dwellings – All Precincts

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That multiple dwelling development delivers sufficient council infrastructure to provide for road and pedestrian network connectivity and amenity
Acceptable Solutions	Performance Criteria
A1 Not less than 1 street tree, which may include an existing street tree, must be provided along the frontage of a new multiple dwelling development, excluding for multiple dwelling development on an internal lot, in accordance with the species shown in Figure BRI-S13.13.	P1 Street trees must be provided along the frontage of a multiple dwelling development, having regard to: <ul style="list-style-type: none"> (a) the width of lot frontages; (b) the location of infrastructure; (c) the topography of the site; (d) the safety and efficiency of the road network; (e) the nature of the road; and (f) existing vegetation to be retained; (g) the location and species of trees shown in Figure BRI-S13.13; and (h) any advice from the road authority.

BRI-S13.8.13 – Onsite Landscaping for multiple dwellings – All Precincts

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That new multiple dwellings (including townhouses) contribute positively to the residential amenity, safety and character of the area through provision of trees and landscaping treatments.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must provide not less than 1 tree in the private open space of each dwelling which can grow to a minimum height of 3m and a minimum spread of 2m at maturity.	P1 Multiple dwellings must provide a reasonable level of landscaping, having regard to: <ul style="list-style-type: none"> (a) areas to be landscaped; (b) proposed planting; (c) the location of infrastructure; (d) the topography of the site; (e) existing vegetation to be retained on the site; and (f) a landscaping plan prepared by a suitably qualified person.
A2 Landscaping of parking and circulation areas, comprising not less than 5% of the total area of	P2

<p>the parking and circulation areas, must be provided if more than 5 parking spaces are proposed.</p>	<p>Landscaping of parking and circulation areas must contribute positively to the amenity and character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impact of the parking and circulation areas on the streetscape; (b) minimising any loss of amenity of the occupants of adjoining properties; (c) minimising opportunities for crime or anti-social behaviour by avoiding the creation of concealment spaces; and (d) a landscaping plan prepared by a suitably qualified person.
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BRI-S13.9 – Development Standards for Buildings and Works – Precinct D

BRI-S13.9.1 - Building height

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelope for all dwellings

Objective:	That building height: <ul style="list-style-type: none">(a) enhances the streetscape through the scale, bulk and proportion of buildings;(b) is compatible with the streetscape and the prominent gateway location of Precinct D; and(c) does not unreasonably impact residential or public amenity.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 9m.	P1 Building height must be compatible with the streetscape, prominent gateway location of Precinct D, the character of development existing on established properties in the area, and not unreasonably impact residential or public amenity, having regard to: <ul style="list-style-type: none">(a) the topography of the site;(b) the height, bulk and form of existing buildings on the site and adjacent properties;(c) the bulk and form of proposed buildings;(d) the apparent height when viewed from the adjoining road and public places;(e) any overshadowing of existing dwellings on the site, adjoining properties and public places; and(f) a design response report.

BRI-S13.9.2 – Setbacks

This clause is in substitution for General Residential Zone – Clause 8.4.2 Setbacks and building envelope for all dwellings and Clause 8.5.1 Non-dwelling development A6, P6.

Objective:	That building setback: <ul style="list-style-type: none">(a) is compatible with the streetscape and prominent gateway location of Precinct D;(b) does not cause an unreasonable loss of amenity to adjacent residential uses;(c) minimises opportunities for crime and anti-social behaviour through setback of buildings; and
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	(d) is reasonably compatible with Precinct D Development Framework.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be:</p> <ul style="list-style-type: none"> (a) Setback no less than 15m from Boyer Road; and (b) At least 5m from any other frontage. 	<p>P1</p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape, and prominent gateway location of Precinct D, and minimises opportunities for crime and anti-social behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) providing small variations in building alignment to break up long building façades; (b) providing variations in building alignment to provide a forecourt space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; (e) the availability of lighting; (f) existing or proposed landscaping; (g) Precinct D Concept Plan in Figure BRI-S13.3; and (h) A design response report.
<p>A2</p> <p>Except where a side wall directly abuts the wall of another dwelling within the same townhouse arrangement, side setbacks for a dwelling in a townhouse arrangement must:</p> <ul style="list-style-type: none"> (a) where the wall does not exceed 3.5m in height, a side setback of not less than 1.0m; and (b) where the wall exceeds 3.5m in height, a side setback: <ul style="list-style-type: none"> (iii) not less than 2.0m; or (iv) 0.5m for every metre in height above 3.5 metres <p>whichever is the greater.</p>	<p>P2</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) access to sunlight to private open space and windows of habitable rooms on adjoining properties; (g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space;

	<p>(h) compatibility with the housing typologies shown in Figures BRI 13.5 – 13.8; and</p> <p>(i) a design response report.</p>
<p>A3</p> <p>A dwelling in a townhouse arrangement must:</p> <p>(a) have a rear setback not less than 3.0m for the first building level, or 0m where the rear boundary abuts a laneway; and</p> <p>(b) not less than 5.0m for any second building level, or 3.0m where the rear boundary abuts a laneway.</p>	<p>P3</p> <p>A dwelling in a townhouse arrangement must be sited so that there is no unreasonable loss of amenity to adjoining properties, and achieves a reasonable design outcome sympathetic to the site and surrounds, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) the setbacks of surrounding buildings;</p> <p>(d) the height, bulk and form of existing and proposed buildings;</p> <p>(e) the existing buildings and private open space on the site;</p> <p>(f) access to sunlight of private open space and windows of habitable rooms on adjoining properties;</p> <p>(g) minimised overlooking into adjoining properties through appropriate siting or design of windows, balconies, and private open space;</p> <p>(h) compatibility with the housing typologies shown in Figures BRI 13.5 – 13.8; and</p> <p>(i) A design response report.</p>
<p>A4</p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated not less than 10.0m from a side boundary or an existing dwelling on the same site.</p>	<p>P4</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a side boundary must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining, or adjacent residential uses on the same site, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed <u>use</u>;</p> <p>(c) the topography of the <u>site</u> and location of the <u>sensitive use</u>; and</p> <p>(d) any proposed mitigation measures.</p>

BRI-S13.9.3 Site Coverage and Private Open space for all dwellings

This clause is in substitution for General Residential Zone – clause 8.4.3 - Site coverage and private open space for all dwellings

Objective:	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
<p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12.0m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); or 	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; (b) orientated to take advantage of sunlight; or (c) there is ample public open space nearby to the site.

<ul style="list-style-type: none"> (iii) 8.0m², if the dwelling is located wholly above the ground floor level; or (b) is not less than: <ul style="list-style-type: none"> (i) 24m², if the dwelling is a townhouse, with a minimum of 16m² accessible from a living room; and (c) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4.0m; or (ii) 3.0m, where located at the ground level of a townhouse; or (iii) 2.0m, where located at the upper level of a townhouse; or (iv) 2.0m, if the dwelling is located wholly above ground floor level; or (d) is only located between the dwelling and the frontage if in the form of a balcony; and (e) has a gradient not steeper than 1 in 10; and (f) is accessed from a habitable room. 	
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BRI-S13.9.4 Width of openings for garages and carports

This clause is in substitution for General Residential Zone – clause 8.4.5 Width of openings for garages and carports for all dwellings and clause 8.5.2 Non-residential garages and carports.

Objective:	Garages and carports: <ul style="list-style-type: none"> (a) Contribute to an interesting streetscape through setback articulation within the front building elevation; and (b) Do not dominate the streetscape along a primary frontage. 	
Acceptable Solutions		Performance Criteria
A1 A garage or carport must be setback not less than 0.5m behind the front building elevation of the associated dwelling.		P1 A garage or carport must be designed and sited to contribute to a visually interesting streetscape, having regard to: <ul style="list-style-type: none"> (a) the materials and finishes of the garage / carport; (b) the siting and design of existing garages and carports within the street; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.

<p>A2</p> <p>A garage or carport must:</p> <ul style="list-style-type: none"> (a) Have a single or single tandem garage, not more than 3.6m wide, accessed from the primary frontage; and (b) Be no greater than 50% of the width of the combined garage / carport and dwelling; or (c) Have a single, tandem, or double garage accessed from a secondary frontage. 	<p>P2</p> <p>The width of a garage or carport must not be the dominant visual element on a site when viewed from the street, having regard to:</p> <ul style="list-style-type: none"> (a) The design of existing garages and carports within the street; (b) The design of the garage or carport; and (c) The design of the existing or proposed dwelling on the site.
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BRI-S13.9.5 Building design

This clause is in substitution for General Residential Zone – clause 8.5.1 Non-dwelling development A2, P2,

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (a) building design incorporates active frontages to encourage pedestrian activity and passive surveillance opportunities; (b) building design and façade treatment promotes a visually interesting streetscape befitting of the prominent gateway location; (c) buildings comprising dwellings are designed to provide a high level of residential amenity; and (d) non-residential and mixed use buildings are designed to protect the residential amenity of adjacent dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) excluding for Residential, if for a ground floor level façade facing a frontage: <ul style="list-style-type: none"> (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; 	<p>P1</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) how the main pedestrian access to the building will address the street or other public places; (b) excluding for Residential, windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) excluding for Residential, providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if

<p>(c) excluding for Residential, if for a ground floor level façade facing a frontage, must:</p> <ul style="list-style-type: none"> (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and <p>(d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.</p>	<p>essential for the security of the premises and any other alternatives are not practical;</p> <ul style="list-style-type: none"> (e) excluding for Residential, the need for provision of awnings over a public footpath; (f) Precinct D Concept Plan; and (g) design response report.
<p>A2 The habitable rooms, windows and balconies of dwellings within a mixed-use building must be separated by:</p> <ul style="list-style-type: none"> (a) at least 6m from one another where there is a direct line of sight between them; (b) 3.0m or more from a side or rear property boundary. 	<p>P2 A dwelling within a mixed-use building must have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>
<p>A3 No acceptable solution.</p>	<p>P3 Bedrooms are separated or shielded from common access areas, vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>
<p>A4 The living room of a dwelling must incorporate a minimum of 1 window with an external outlook of the street frontage, private open space or public open space.</p>	<p>P4 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>
<p>A5 No acceptable solution.</p>	<p>P5 Balconies must be designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy; and (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.

<p>A6 No acceptable solution.</p>	<p>P6 The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.
<p>A7 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces. 	<p>P7 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
<p>A8 New buildings must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing a frontage or other public places; and 	<p>P8 New buildings must be designed to be compatible with the streetscape , having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users;

(d) provide external lighting to illuminate external vehicle parking areas and pathways.

(d) Local Area Objectives; and
(e) a Design Response Report.

BRI-S13.9.6 Fencing

This clause is in substitution to General Residential Zone – clause 8.5 Development Standards for Non-Dwellings.

Objective:	That fencing: (a) is compatible with the streetscape and gateway location of Precinct D; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution. ¹⁹		P1 A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency when viewed from Boter Road; and (c) the proposed materials and construction. Local
A2 Common boundary fences with a property in a General Residential Zone if not within 4.5m of a frontage, must: (a) have a height above existing ground level of not more than 2.1m; and (b) not contain barbed wire. ¹⁹		P2 Common boundary fences with a property in a General Residential Zone, if not within 4.5m of a frontage, must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

BRI-S13.9.7 Outdoor Storage Areas

This clause is in substitution to General Residential Zone – clause 8.5.1 - Development Standards for Non-Dwellings A5, P5.

Objective:	That outdoor storage areas for non-residential use do not detract from Precinct D's prominent gateway location, appearance of the site, or surrounding area	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.		P1 Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

BRI-S13.9.8 Siting of parking and turning areas – Precinct D

This clause is in substitution for Parking and Sustainable Transport – clause 8.2.8 Siting of parking and turning areas.

Objective:	<p>That the siting of vehicle parking areas does not:</p> <ul style="list-style-type: none"> (a) have an unreasonable visual impact on streetscape character and the prominent gateway location of Precinct D; (b) dominate the street frontage; (c) unduly affect pedestrian movement through the precinct; and (d) cause unreasonable loss of amenity to adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Parking and vehicle turning areas must be located behind the building line of buildings.</p>	<p>P1</p> <p>Parking spaces and vehicle turning areas may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) opportunities for passive surveillance of the road; (j) existing or proposed landscaping; (k) Precinct D Concept Plan (Figure BRI-13.3); (l) Precinct D Local Area Objectives; (m) a Design Response Report; and (m) advice from a road authority.

BRI-S13.10 Development Standards for Subdivision

BRI-S13.10.1 Lot Design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot Design; and Landscape Conservation Zone clause 22.5.1 A1 and P1.

Objective:	<p>That Subdivision:</p> <ul style="list-style-type: none">(a) is reasonably consistent with the purpose of the Specific Area Plan, the Development Framework, and Precinct D Concept Plan;(b) provides for a transition of densities consistent with the character of established development, natural hazards and agricultural use outside the Boyer Road Precinct to the north, east and west, while maintaining an overall net density compatible with the efficient utilisation of land and infrastructure;(c) achieves a range and mix of lot sizes suitable for development of diverse dwelling types; and(d) creates lots with areas and dimensions appropriate for the use and development;(e) creates lots which maximise solar access and which responds to site conditions and constraints; and(f) are not internal lots, except if the only reasonable way to provide for desired residential density and impacts on streetscape are minimised.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than:</p> <ul style="list-style-type: none">(a) 250m² for Precinct A;(b) 450m² for Precinct B;(c) 1000m² for Precinct C; and(d) 250m² for Precinct D.	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area that is compatible with the purpose of the Specific Area Plan having regard to:</p> <ul style="list-style-type: none">(a) the attainment of the Development Framework shown in Figure BRI-S13.2;(b) the topography of the site;(c) the pattern of development existing on established properties in the adjacent areas;(d) the intended location of buildings on the lot;(e) For Precincts A, B and D the housing typologies shown in Figures BRI-S13.5- 13.8;(f) the potential for non-single dwelling residential use and development;(g) constraints due to adjoining high fire risk areas and/or agricultural zoned land;(h) for Precincts A and D, the ability to provide for a diverse range of housing types and densities nearby to open space and serviced;

	<ul style="list-style-type: none"> (i) if in Precinct D, the Precinct D Concept Plan (Figure BRI-13.3); (j) If in Precinct D, the Local Area Objectives; and (k) If in Precinct C, not less than 750m².
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of:</p> <ul style="list-style-type: none"> (a) for Precincts A, B and D, not less than 12m, or 8m if for a dwelling in a townhouse arrangement. (b) For Precinct C, not less than 15m. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage that is sufficient for the intended use, and which does not detract from the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the attainment of the Development Framework shown in Figure BRI-S13.2; (b) consistency with the Precinct D Concept Plan in Figure BRI-S13.3; (c) for Precincts A, B and D, the housing typologies shown in Figures BRI-S13.5 – 13.8; (d) the width of frontage proposed; (e) opportunities for housing diversity; (f) opportunities for passive surveillance between residential development on the lot and the public road; (g) the functionality and useability of the frontage; (h) the ability to manoeuvre vehicles on the site; (i) the desired pattern of subdivision as outlined in the Development Framework; (j) The ability to retain or replace street trees shown in per Figure BRI-13.12; (k) for Precincts A, B and D, the ability to provide for a diverse range of housing types; and (l) is not less than 3.6m wide.
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be able to contain:</p> <ul style="list-style-type: none"> (a) for Precincts A, B and D, a minimum area of 8.0m by 12.0m with a gradient not steeper than 1 in 5, clear of: 	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site;

<ul style="list-style-type: none"> (i) all setbacks required by clause 13.8.2, 13.8.3, 13.8.8, 13.8.9, 13.9.2 or 13.9.4; and (ii) easements or other title restrictions that limit or restrict development. <p>(b) for Precinct C, a minimum area of 10.0m by 15.0m with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> (i) all setbacks required by clauses 13.8.4 or 13.8.10; and (ii) easements or other title restrictions that limit or restrict development. 	<ul style="list-style-type: none"> (d) the presence of any natural hazards; (e) adequate provision of private open space; (f) For Precincts A, B and D, the housing typologies shown in Figures BRI 13.5 – 13.8; and (g) the pattern of development existing on established properties in the area.
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
<p>A5</p> <p>No lot is an internal lot.</p>	<p>P5</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) it is not reasonably possible to provide a new road to create a standard frontage lot; (b) the lot constitutes the only reasonable way to subdivide the rear of an existing lot; (c) the lot will contribute to the more efficient utilisation of residential land and infrastructure; (d) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;

	<p>(e) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way with a width of no less than 3.6m;</p> <p>(f) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(g) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(h) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces; and</p> <p>(i) consistency with the Development Framework.</p>
<p>A6</p> <p>Land within the Landscape Conservation Zone identified in Figure BRI-S13.1 must only be subdivided where the resultant lots have an area of more than 20 hectares.</p>	<p>P6</p> <p>No performance criterion.</p>

BRI-S13.10.2 Subdivision layout

This clause is in substitution for General Residential Zone – Clause 8.6.2 Roads

Objective:	Subdivision layout is reasonably consistent with the purpose of the Specific Area Plan and the Development Framework.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be required for public use by the Crown, a council or a State authority;</p> <p>(b) be required for the provision of Utilities; or</p> <p>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>The layout of lots, roads, open space and pedestrian connections must be reasonably consistent with the purpose of the Specific Area Plan and the Development Framework having regard to:</p> <p>(a) the potential for passive solar design through the orientation of lots;</p> <p>(b) the facilitation of high levels of vehicular and pedestrian connectivity in the subdivision and to open spaces and adjacent areas;</p> <p>(c) the road design and road hierarchies shown in Figures BRI-S13.14 and 13.15;</p>	

	<ul style="list-style-type: none"> (d) the integration of landscaping into the road, pedestrian and open space network as per Figure BRI-S13.16; (e) the future subdivision of adjoining lots and the likely layout; (f) the safety and efficiency of Boyer Road; (g) the creation of a hierarchy of roads including the creation of a new minor collector road network connecting all six of the allotments that comprise the Boyer Road precinct; (h) avoiding the delay in the connection of roads and infrastructure services between the six allotments that comprise the Boyer Road precinct; (i) avoiding compromising the appropriate and reasonable future subdivision of the entirety of any balance lot; and (j) any advice received from the road authority.
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BRI-S13.10.3 Roads

This clause is in substitution for General Residential Zone – Clause 8.6.2 Roads.

Objective:	<p>That the arrangement and design of new roads within a subdivision promotes a family-friendly environment that encourages walking, outdoor activity, and a sense of community, by providing:</p> <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cyclist and public transport traffic; (c) variable urban design treatments to facilitate a street hierarchy that facilitates healthy living, and integrates with land uses. (d) a low-speed environment with a high level of amenity for residents.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Access points to Boyer Road must be located in accordance with the Road Network Plan in Figure BRI-S13.17,</p>	<p>P1</p> <p>Access points to Boyer Road must be located reasonably in accordance with the Road Network Plan in Figure BRI-S13.17, having regard to:</p> <ul style="list-style-type: none"> (a) any advice of the road authority; (b) any advice of State Agencies.
<p>A2</p> <p>The layout of new roads must be consistent with:</p>	<p>P2</p>

<ul style="list-style-type: none"> (a) the road hierarchy shown in Figure BRI-S13.15; (b) the relevant road design shown in Figure BRI-S13.13; (c) Traffic calming measures shown in Figure BRI-S13. 13; and (d) the Development Framework. 	<p>New road reserves within a subdivision are reasonably consistent with the Road Design Plan in Figure BRI-S13.13, having regard to:</p> <ul style="list-style-type: none"> (a) footpaths on both sides of the road; (b) a shared path on at least one side of road of higher order roads; (c) indented on-street car parking on at least one side; (d) traffic calming devices to promote a low speed environment, such as: <ul style="list-style-type: none"> (i) kerb outstands (ii) raised threshold paving (iii) vegetated medians; (iv) chicanes; and (e) street trees / landscaping; (f) lighting; and (g) any advice from the road authority.
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BRI-S13.10.4 Water Sensitive Urban Design

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision

Objective:	To maintain, protect and improve the quality of the creek network through a stormwater disposal system based upon water sensitive urban design principles.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Subdivision must:</p> <ul style="list-style-type: none"> (a) Retain the existing natural drainage corridors for use in stormwater management; (b) Incorporate water sensitive urban design principles consistent with Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania, including biofiltration systems within the streetscape; (c) Gross-pollutant traps at the primary detention basin inlets; and 		<p>P1</p> <p>Subdivision must incorporate a stormwater management system that maintains, protects and improves the water quality of the existing creek system having regard to:</p> <ul style="list-style-type: none"> (a) water sensitive urban design principles; (b) the topography of the land and its natural pattern of drainage; (c) Any advice of the stormwater authority; and (d) compatibility with Figure BRI-S13.18.

(d) Biofiltration basins at the primary outfall points from the subdivision to the creek valleys.	
A2 No acceptable solution.	P2 The arrangement and provision of the stormwater system must be in accordance with a stormwater management plan prepared by a suitably qualified person for the relevant catchment(s) shown on Figure BRI-S13.18, having regard to: <ul style="list-style-type: none"> (a) the existing and proposed stormwater system (b) potential staging of the stormwater system; (c) maximising connectivity with the surrounding stormwater system to facilitate future subdivision potential; (d) topography of the site; (e) the future subdivision potential of adjoining or adjacent land; and (f) any advice from the stormwater authority.

BRI-S13.10.5 Landscaping and Open Space

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision

Objective:	To encourage safe and attractive landscaped roads, shared paths and open space in accordance with the Development Framework and Landscape Plan.	
Acceptable Solutions		Performance Criteria
A1	At least one street tree must be provided (or already existing) every 15 metres along public roads in accordance with Figure BRI-S13.16.	P1 At least one street tree must be provided (or already existing) an average of every 15 metres along public roads in accordance with Figure BRI-S13.16, as may be varied by the location of driveways, services and lot boundaries.
A2	Street trees and trees on any other public land be planted using the species shown in Figure BRI-S13.13.	P2 Street trees must be planted using species reasonably consistent with Figure BRI-S13.13, having regard to: <ul style="list-style-type: none"> (a) site constraints; (b) availability of species; and (c) any advice of the road authority.

<p>A3</p> <p>The subdivision does not include any open space lots.</p>	<p>P3</p> <p>If subdivision includes the creation of open space and/or shared path networks, it must be located generally in accordance with the Development Framework, and landscaping undertaken in accordance with Figure BRI-S13.16 that:</p> <ul style="list-style-type: none"> (a) enhances the open space or shared path network; (b) incorporates species reasonably consistent with Figure BRI-S13.13; (c) incorporates low-threat vegetation to assist with mitigating bushfire risk; (d) prevents the creation of concealed entrapment spaces; (e) removes existing invasive weed species; and (f) any advice of the road authority.
<p>A4</p> <p>No acceptable solution.</p>	<p>P4</p> <p>A shelter belt must be planted for the extent of the common boundary shared with 194 Boyer Road (Title Reference 139649/1) and 232 Boyer Road (Title Reference 172452/2) comprising dense mixed native species, including hardy short shrubbery and taller trees to provide screening 8-10 metres high and 3-4 metres wide, as per a landscaping plan prepared by a registered landscape architect.</p>

BRI-S13.10.6 Bushfire Management – Precinct C

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision

<p>Objective:</p>	<p>Subdivision is designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat; and (e) likelihood and direct exposure to flames from a fire front.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

A1 Subdivision in Precinct C incorporates a hazard management area in accordance with the Development Framework and Figure BRI-S13.16.	P1 Subdivision in Precinct C incorporates a hazard management area reasonably in accordance with the Development Framework and Figure BRI-S13.16, having regard to: (a) any advice of the TFS.
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BRI-S13.10.8 Infrastructure

This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision

Objective:	Infrastructure delivery to facilitate the coordination, capacity and timeliness of service connectivity between the six allotments that comprise the Boyer Road precinct.
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 The subdivision must deliver an internal road network that generally accords with Figure BRI-S13.17 and, in particular: (a) has regard to the staging plan in Figure BRI-S13.22; (b) provides for connections to Boyer Road in locations acceptable to State Growth; (c) provides for a centrally located east-west road that links the properties at 150, 170 and 182 Boyer Road; (d) provides for road connectivity from the properties at 170 and 182 Boyer Road to the properties at 29 and 31 Cobbs Hill Road and from 29 Cobbs Hill Road to 25 Cobbs Hill Road; (e) does not unreasonably delay connection between the six properties that comprise the Boyer Road precinct; (f) any advice of the road authority; and (g) any advice from State Agencies.
A2 No acceptable solution.	P2 The subdivision must deliver the stormwater detention basins, stormwater channels (watercourses) and stormwater treatment works at a capacity which accommodates the stormwater

	<p>catchment areas generally in accord with Figure BRI-S13.14 and, in particular:</p> <ul style="list-style-type: none"> (a) provide for the capacity to manage the quality and quantity of stormwater flows to the satisfaction of the Brighton Council; (b) provide for the coordination of stormwater management on a catchment area basis that recognises those catchments may comprise multiple land owners; (c) does not unreasonably delay connection between the six properties that comprise the Boyer Road precinct; (d) any advice of the stormwater authority; and (e) any advice from State Agencies.
<p>A3</p> <p>The subdivision must be delivered in accordance with the staging identified on Figure BRI-S13.22.</p>	<p>P3</p> <p>The subdivision may be staged so ensure the efficient and reasonable release of land, having regard to:</p> <ul style="list-style-type: none"> (a) any other configuration to that identified in Figure BRI-S13.22, provided the staging does not unreasonably delay public road access and service infrastructure connections between the six properties that comprise the Boyer Road precinct; (b) any advice of the road authority; and (c) any advice from State Agencies.

Figures List

Fig BRI-S13.1	Boyer Road Specific Area Plan	Fig BRI-S13.15	Road Hierarchy
Fig BRI-S13.2	Boyer Road Development Framework	Fig BRI-S13.16	Landscaping & Bushfire Management
Fig BRI-S13.3	Precinct D Concept Plan	Fig BRI-S13.17	Road Network
Fig BRI-S13.4	Precinct Area Plan	Fig BRI-S13.18	Stormwater Catchments
Fig BRI-S13.5	Housing Typologies	Fig BRI-S13.19	Water Supply Network
Fig BRI-S13.6	Housing Typologies	Fig BRI-S13.20	Sewer Network
Fig BRI-S13.7	Housing Typologies	Fig BRI-S13.21	Power Supply Network
Fig BRI-S13.8	Housing Typologies	Fig BRI-S13.22	Precinct Staging Plan
Fig BRI-S13.9	Building Envelope		
Fig BRI-S13.10	Building Envelope – Corner Lots		
Fig BRI-S13.11	Building Envelope – Internal Lots		
Fig BRI-S13.12	Multiple Dwelling Separation		
Fig BRI-S13.13	Street Trees		
Fig BRI-S13.14	Road Design		