Information Guide 2 – Residential Development

Residential development is the predominant form of development within the City of Burnside, with the majority of the Burnside Council consisting of Residential zones.

The Burnside (City) Development Plan provides locality specific guidelines for residential development throughout the various zones and policy areas. These include desired front setbacks, building heights, form and function.

Other general guidelines applicable to residential development can be found within the Council Wide provisions of the Development Plan.

The Primary objectives within the Development Plan for residential development in Burnside are to:

- Provide a range of housing types to suit the needs and preferences of all sections of the population of the City of Burnside.
- Provide residential development which:
  - promotes the efficient use of urban infrastructure and services;
  - increases the density of dwellings in appropriate areas and in a manner which retains the essential and varying elements of the character of the council area;
  - provides dwellings of a high standard of design and sitting to ensure a high level of amenity, privacy and security for their occupants and neighbours;
  - takes advantage of solar energy; and
  - promotes and retains community identity.

What is a Dwelling?

‘Dwelling’ means a building or part of a building to be used as a self-contained residence.

For this purpose, a residence must provide appropriate services and facilities that comply with the provisions of the Building Code of Australia, and include:
- sanitary facilities for personal hygiene;
- laundring facilities;
- food preparation facilities, including means for food rinsing, utensil washing and waste water disposal;
- means for cooking food;
- space for food preparation; and
- toilet (sanitary compartment).
Dwelling Types

- Residential Development includes all forms of dwellings, where someone chooses to reside, permanently or for a considerable time and may take the form of the following types of dwellings as defined by the Development Act 1993: Detached dwelling
- Semi detached dwelling
- Row dwelling
- Group dwelling
- Residential flat building; or
- Multiple dwelling

The individual zone provisions specify whether the type of dwelling is appropriate, and the site requirements for the dwelling type.

'Detached Dwelling' (Figure 1.)
means a detached building comprising one dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road ...

'Semi-Detached Dwelling' (Figure 2.)
means a dwelling, occupying a site held exclusively with that dwelling and has a frontage to a public road....; and comprising one of two dwellings erected side by side, joined together and forming by themselves, a single building.

'Row Dwelling' (Figure 3.)
means a dwelling occupying a site held exclusively with that dwelling and has a frontage to a public road....; and comprising one of three or more dwellings erected side by side, joined together and forming by themselves, a single building.

'Group Dwelling' (Figure 4.)
means one of a group of two or more detached buildings, each of which is used as a dwelling and one or more, which has a site frontage to a public road....
means a single building in which there are two or more dwellings, but does not include semi-detached dwelling, row dwelling or a group dwelling.

Relevant Considerations in the Assessment of Residential Development
The following provisions should be considered when undertaking any form of residential development, whether it be for:

- alterations to existing dwellings;
- change in use to residential; or
- construction of 1 or more new dwellings.

- Density/Site area requirements, including site coverage;
- Siting of development; including
  - Street, upper and lower level side & rear setbacks;
- Vehicle access and Garage siting;
- Significant trees;
- Access to public utilities;
- Private open space;
- Impact on amenity of adjacent properties; including:
  - invasion of privacy;
  - overshadowing of outdoor living space or north facing windows of adjacent living rooms;
  and
  - undue enclosure of private open space.

Commonly asked Questions regarding interpretation of residential development provisions...

What’s the difference between Site Coverage, Total Site Coverage and Total Floor Area?

To ensure that the bulk and scale of development is appropriate within residential zones, the Burnside Development Plan has three (3) provisions that require consideration:

1. Site Coverage – the area of the ‘footprint’ of buildings relative to the allotment area;
2. Total Site Coverage – the area of the ‘footprint’ of buildings plus driveways relative to the allotment area; and
3. Total Floor Area – the area of all floor levels of buildings relative to the allotment area.

Each are determined in slightly different approach as described below.
How is Site Coverage measured?

To determine site coverage, first you must calculate the area of buildings at ground level. This includes carports and garages but may not include verandahs, pergolas or other garden structures. This area is then divided by the area of the entire site and expressed as a percentage.

With the exception of properties within the Historic Conservation Zone, verandahs, pergolas and garden structures such as shade houses and gazebos are not included.

Using the Figure 6, it is calculated as follows:
Site Coverage = Area A + Area B

How is Total Site Coverage measured?

Total Site Coverage is determined as per site coverage with the exception that driveway and car parking areas are included.

Using the Figure 6, it is calculated as follows:
Site Coverage = Area ‘A’ + Area ‘B’ + Area ‘E’

How is Total Floor Area measured?

Total floor area is an additional measure that must be calculated for multi-storey dwellings. It is determined as per site coverage with the areas of all floor levels included.

Using the Figure 6, it is calculated as follows:
Total Floor Area = Area ‘A’ + Area ‘B’ + Area ‘F’

Figure 6. – Site Coverage Areas

Notes:

1. Buildings should be measured from the external faces of outside walls. For carports it is the area covered by roofing.
2. When calculating Total Floor Area, only count the area of the staircase on one floor level.
3. If the property is within a Historic (Conservation) zone, verandahs may need to be included in site coverage calculations. Please check this with Council’s Planning staff.
How are Setbacks measured?

Road Setbacks

Setbacks from roads depend on the locality in which the land is situated. Setbacks should be consistent with the predominant setback distance established in the street.

Where there is no predominant setback, development should comply with the minimum distances prescribed for each individual policy area.

Corner Site Setbacks

On corner allotments the minimum setback distance prescribed for the zone should be observed on the boundary. An appropriate lesser distance may be determined on a case by case for the other boundary.

Side and Rear Boundary Setbacks

Setbacks from side or rear boundaries of a site should be measured to the external walls of the building. These setbacks should conform to those specified in the relevant zone provisions in order to provide sufficient space around a building together with avoiding adverse impacts on adjacent properties with regard to overshadowing or overlooking.

What Constitutes Private Open Space?

Private open space consists of an area or areas around a dwelling, which is:

- private (meaning it is usually screened from public areas or nearby dwellings);
- directly accessible from the dwelling to which it relates and provides an extension of the function of the dwelling and is suitable for relaxation, children’s play, dining, entertainment, storage and other general functions normally associated with dwellings;
- exclusively for the use of the occupants of the dwelling to which it relates.

What is the minimum amount of private open space allowable?

As a general guide, private open space should:

- Have an area equal to half (50%) the total floor space of the dwelling to which it relates;
- Have a minimum horizontal dimension of 2.5 metres; and
  Be capable of containing a rectangle of not less than 8m x 5m
- Have a gradient of less than 1 in 4.
What are the access requirements for private open space?

Open space should be accessible other than through living areas of a dwelling in a manner, which maximises the use of the yard, for example:

- Access for servicing, maintenance and installation of future structures eg: swimming pool
- Removal of household rubbish
- Parking or storage of items other than motor vehicles eg: trailer, boat or caravan

Further Information

The above information is advisory and only a guide to give you a general understanding of the key issues associated with Residential Development.

For further information or assistance, please contact Council’s City Development & Safety Department on 8366 4244.