55.02
31/03/2025
VC267
55.02-1
24/09/2026
VC315

NEIGHBOURHOOD CHARACTER

Street setback objectives

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Standard B2-1

Walls of new buildings are set back from streets:

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B2-1 Street setback

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- Whether a different setback affects the ability to retain or plant canopy trees.

55.02-2 Building height objective

24/09/2026
VC315

To ensure that the height of buildings respond to the existing or preferred neighbourhood character.

Standard B2-2

The maximum building height of a new building does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height of a new building does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

55.02-3 Side and rear setbacks objective

02/04/2025
VC276

To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B2-3

A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:

- B2-3.1:

The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

- B2-3.2:

  If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.

  If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

Diagram B2-3.1 Side and rear setbacks

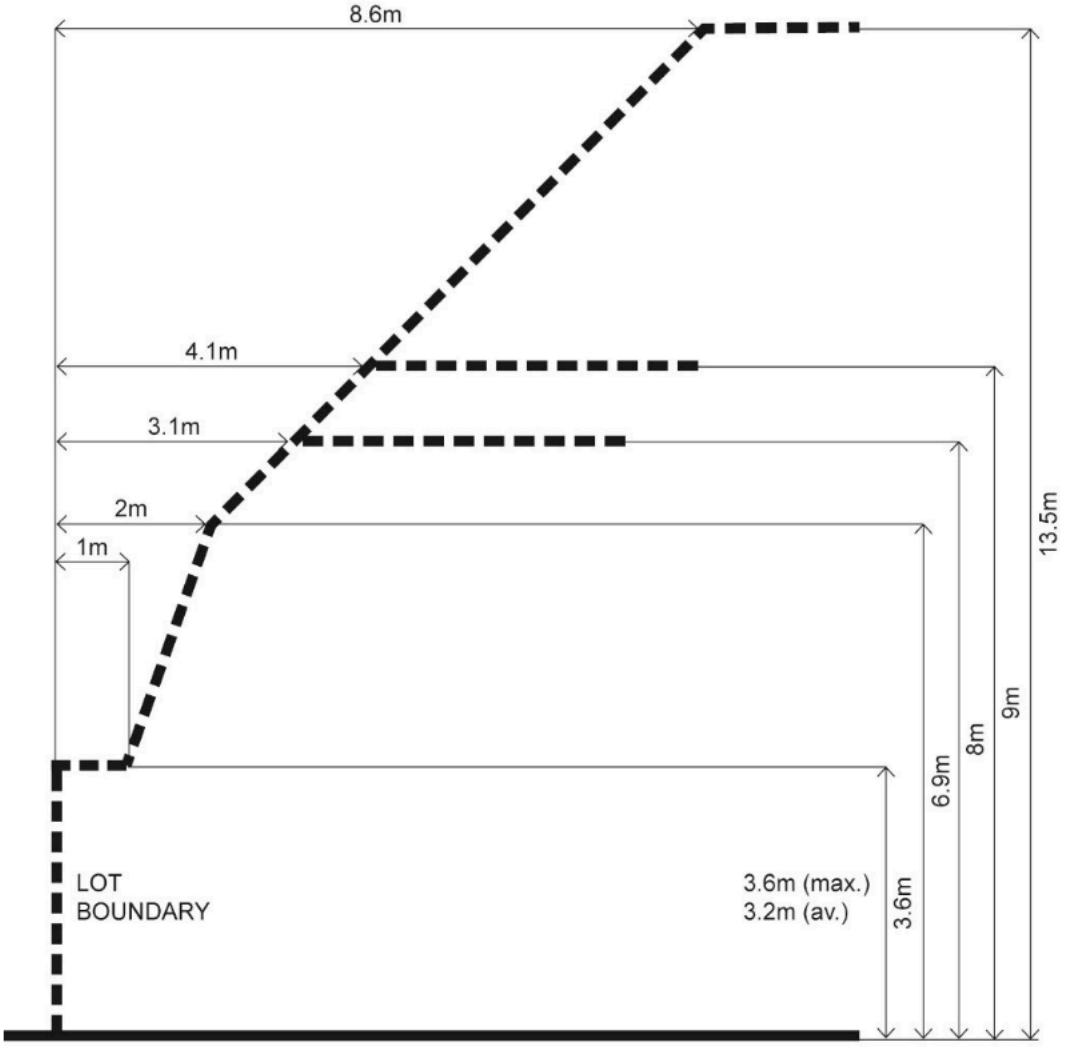
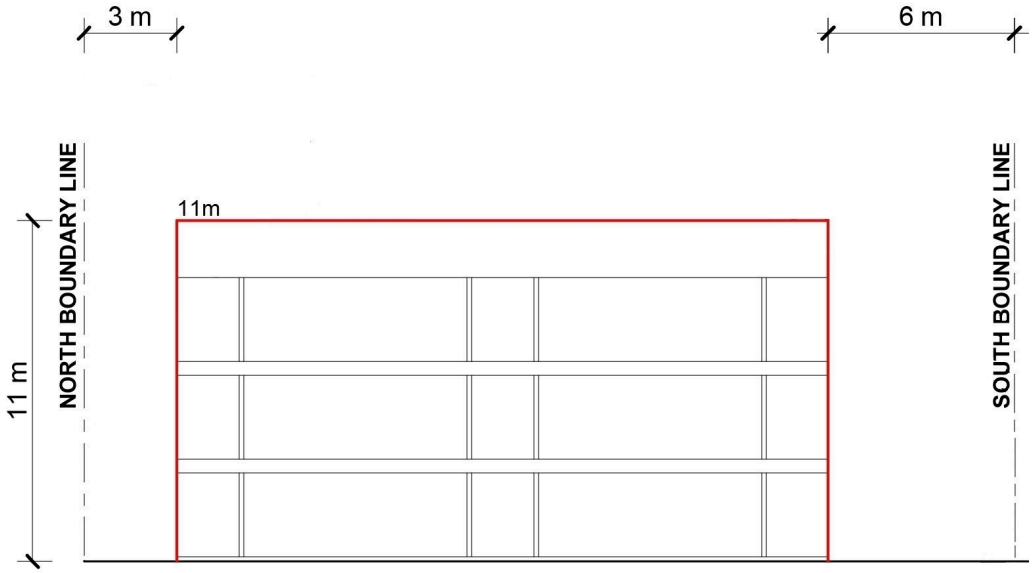


Diagram B2-3.2 Side and rear setbacks



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and private open space of existing dwellings or small second dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.
- Whether a different setback in a rear yard affects the ability to retain or plant canopy trees.

55.02-4
31/03/2025
VC267

Walls on boundaries objectives

To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.

Standard B2-4

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The impact on the amenity of existing dwellings or small second dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

55.02-5 Site coverage objective

31/03/2025
VC267

To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

Standard B2-5

The site area covered by buildings does not exceed:

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.

Table B2-5 Site coverage

Zone	Area
Neighbourhood Residential Zone Township Zone	60 per cent
General Residential Zone	65 per cent
Residential Growth Zone Mixed Use Zone Housing Choice and Transport Zone	70 per cent

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.
- Whether a different area of site coverage affects the ability to retain or plant canopy trees.

55.02-6 Access objective

31/03/2025
VC267

To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

Standard B2-6

The width of accessways or car spaces (other than to a rear lane) does not exceed:

- 33 per cent of the street frontage; or
- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The reduction of on-street car parking spaces.
- Whether a different accessway width, number of access points or encroachment of an existing tree affects the ability to retain or plant canopy trees on the site or footpath.

55.02-7 Tree canopy objectives

24/09/2026
VC315

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard B2-7

In this standard:

- ***average canopy diameter*** means the average of the measurements of the distance between the widest points of a tree's drip line (the outer edge of foliage) in two perpendicular directions;

- ***canopy cover*** means the area of a tree's canopy;
- ***existing canopy tree*** means a tree that has:
  - a height of at least 5 metres above ground level; and
  - an average canopy diameter of at least 4 metres; and
  - a trunk that is located at least 4 metres from existing and proposed buildings.
- ***new canopy tree*** means a tree proposed to be planted that is of a species and type that at maturity is expected to have:
  - a height of at least 6 metres above ground level; and
  - a canopy diameter of at least 4 metres.

The total canopy cover provided with the development is equivalent to at least the percentage of the site area specified in Column 2 to Table B2-7.1 corresponding to the applicable site area specified in Column 1.

Table B2-7.1 Canopy cover

Column 1 Site area	Column 2 Canopy cover
1000 square metres or less	10 per cent of site area
More than 1000 square metres to 1500 square metres	15 per cent of site area
More than 1500 square metres	20 per cent of site area

The canopy cover requirement can only be met by retaining an existing canopy tree, planting a new canopy tree or a combination of both, within the site.

The total canopy cover required by Table B2-7.1 includes:

- The total canopy cover of an existing canopy tree, whether or not the canopy cover is wholly contained within the boundaries of the site.
- The canopy cover within the boundaries of the site of a new canopy tree and any part of the canopy cover overhanging land in a public road or public open space.
- The canopy cover of an existing canopy tree and a new canopy tree that extends below, or overhangs, an existing or proposed building located on the site.
- Any overlapping canopy cover of an existing canopy tree or a new canopy tree provided that the overlapping canopy cover is only counted once.

At least one existing canopy tree or new canopy tree is to be located within the front setback. This does not apply if it is proposed to retain one existing canopy tree that meets the minimum total canopy cover requirement and that tree is not located in the front setback.

Each new canopy tree is planted in either deep soil or a planter that meets the following requirements:

- Deep soil must be at least the area and plan dimension specified in Columns 2 and 5, respectively, of Table B2-7.2 corresponding to the tree's expected canopy diameter at maturity specified in Column 1.
- A planter must be at least the soil volume, soil depth, and plan dimension, specified in Columns 3, 4 and 5 of Table B2-7.2 corresponding to the tree's expected canopy diameter at maturity specified in Column 1.

- If two or more new canopy trees are to be planted in the same area of deep soil, the required area of deep soil can be reduced by the percentage specified in Column 2 of Table B2-7.3 corresponding to the number of trees specified in Column 1.

Table B2-7.2 Deep soil and planter requirements

Column 1 Expected canopy diameter at maturity	Column 2 Minimum deep soil area	Column 3 Minimum tree in planter soil volume	Column 4 Minimum tree in planter soil depth	Column 5 Minimum deep soil or tree in planter plan dimension
4 metres and less than 5 metres	12 square metres	8 cubic metres	0.8 metres	2.5 metres
5 metres and less than 6 metres	16 square metres	12 cubic metres	0.8 metres	3 metres
6 metres and less than 7 metres	25 square metres	17 cubic metres	0.8 metres	3.5 metres
7 metres and less than 8 metres	36 square metres	23 cubic metres	0.8 metres	4 metres
8 metres and less than 9 metres	49 square metres	30 cubic metres	1.0 metres	4.5 metres
9 metres and less than 10 metres	64 square metres	38 cubic metres	1.0 metres	5 metres
10 metres and less than 11 metres	81 square metres	47 cubic metres	1.0 metres	5.5 metres
11 metres and less than 12 metres	100 square metres	57 cubic metres	1.0 metres	6 metres
12 metres and less than 13 metres	121 square metres	68 cubic metres	1.5 metres	6.5 metres
13 metres and less than 14 metres	136 square metres	80 cubic metres	1.5 metres	7 metres
14 metres and greater	144 square metres	92 cubic metres	1.5 metres	7.5 metres

Table B2-7.3 Reduced deep soil area

Column 1 Number of new canopy trees to be planted in same area of deep soil	Column 2 Percentage reduction of area of deep soil
2	5 per cent
3	10 per cent

Column 1 Number of new canopy trees to be planted in same area of deep soil	Column 2 Percentage reduction of area of deep soil
4	15 per cent
5	20 per cent
6 or more	25 per cent

The following can encroach into the total area of deep soil:

- Impervious surfaces by no more than 10 per cent.
- Unroofed decking by no more than 50 per cent, provided the gap between the decking boards is at least:
  - 4 millimetres for decking boards not more than 90 millimetres wide.
  - 5 millimetres for decking boards more than 90 millimetres wide.
  - 8 millimetres if the deck is less than 400 millimetres above ground level.
- An eave not exceeding a width of 600 millimetres.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The site context and design response.
- The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat.
- Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover.
- The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.
- Whether the species of canopy tree is suited to the soil conditions of the site.
- The suitability of providing deep soil area within an easement on the subject land.

55.02-8
24/09/2026
VC315

Front fences objective

To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard B2-8

Either the development:

- does not include a new, or an extension to an existing, front fence within three metres of a street; or
- includes a new, or extension to an existing, front fence within 3 metres of a street if the height of the fence does not exceed:
  - The maximum height specified in a schedule to the zone, or

– If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

Table B2-8 Maximum front fence height

Street context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.