

## BUILDING CONTROLS

### 1.0 Definitions

- 1.1 Dwelling Site: The area of land subject to a site agreement under the Manufactured Homes (Residential Parks) Act 2003.  
1.2 Dwelling Size: Dwellings must be a maximum of 2 bedrooms.

### 2.0 Building Height

- 2.1 Maximum 1 Storey and 6m above ground level

### 3.0 Site Cover

- 3.1 Maximum 70% site cover per dwelling site.

### 4.0 Built to Boundary (Zero Lot Walls)

- 4.1 Zero lot walls may be built to garage side boundary on the Dwelling Site. However, this requirement is not mandatory.  
4.2 The maximum length of the zero-lot wall shall be the length of the side boundary less front and rear wall setbacks.  
4.3 Zero lot walls must not have any openings or windows, except where located on a boundary that is not adjacent to another Dwelling Site.

### 5.0 Setbacks

- 5.1 Setbacks are to be measured horizontally from the vertical projection of the Dwelling Site boundary to the wall or columns which support structures unless otherwise stated.  
5.2 All setbacks exclude allowable projections, which include:  
i. non-structural elements fixed to the wall / roof;  
ii. fascia, gutters and downpipes;  
iii. eaves;  
iv. flues, chimneys, pipes, cooling or heating appliances or other services;  
v. light fittings, electricity or gas meters, aerials or antennas;  
vi. pergolas, sunblinds or water tanks; and  
vii. unroofed terraces, landings, steps and ramps not more than 1m in height.  
5.3 Zero lot walls shall be setback 0 – 1m.  
5.4 All building setbacks are to be in accordance with the following setback table

**Table 1: Setbacks to Detached Dwelling**

Setback	Building Element	Minimum Setback
Front	Garage	2m
	Wall, Roofed Patios and Support Columns	2m
Side	Built to Boundary	0m - 1m
	Non-built to boundary	1m
	Secondary frontage - Minimum 50% of length of boundary - Maximum 50% of length of boundary	1.5m 0.9m
Rear	Wall	1.5m
	Roofed Patios & Support Columns	0.45m

### 6.0 Parking

- 6.1 Minimum 2 spaces per dwelling, at least 1 of which is to be under cover.

### 7.0 Fencing

- 7.1 Zero lot courtyard walls are to be minimum 1.8m  
7.2 Solid fencing between Dwelling Sites shall not extend forward of the front building line but screen blades are permitted.

### 8.0 Private Open Space

- 8.1 Private open space shall be located with direct access from the principal living area of the dwelling  
8.2 Private open space shall have a minimum dimension of 3m (including undercover areas).