

PC14 – Medium Density Residential Standards versus Building Capture

PART 1 – GENERAL:

Clause	Residential unit capture	Building capture
1 – Interpretation <i>Terms link to National Planning Standards & s77F</i>	N/A	<ul style="list-style-type: none"> • ‘construction’ relates to any building • ‘density standard’ relates to building controls (numerous) • ‘subdivision’ relates to land, as per s218(1) of the Act
2 – Permitted activities	(2) no other density standard captured in Part 2 in DP that relates to residential unit or building	(1) construct or use a building (2) no other density standard captured in Part 2 in DP that relates to residential unit or building
3 – Subdivision as a controlled activity	Must be CA for subdivision for construction and use of residential units .	N/A
4 – Restricted discretionary activities	Must be RDA for 1 or more residential units if not complying with density standards.	N/A
5 – Certain notification requirements precluded	<p>(1) Public notification preclusion for construction and use of 1-3 residential units in breach of density standards (except cl10)</p> <p>(2) Any notification precluded for construction and use of 4+ residential units that comply with all density standards (except cl10)</p> <p>(3) Any notification precluded for subdivision of (1) and (2) developments for construction and use of residential units</p>	N/A
6 – Objectives and policies		
	Obj 1	WFUE – could apply to either
	Obj 2	Relevant residential zone provide for variety of housing types , responsive to: (1) links to housing demand.
	Obj 2	(2) planning urban built character, including 3-storey buildings .
	Pol 1	Enable variety of housing types , mixed densities, incl. 3-storey dwellings and low-rise apartments
	Pol 1	No specific mention.
	Pol 2	Apply the MDRS [all of Sch3A] across all relevant residential zones, subject to QMs
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	Pol 3	‘Development’ encouraged to be attractive and achieve safe public spaces
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Pol 4	'Housing' enabled to meet day-to-day needs of residents	No specific mention.
Pol 5	'Developments' in breach provided for, encouraging high-quality design	'Developments' in breach provided for, encouraging high-quality design
7 – General subdivision requirements	Subdivision provisions to align with Sch3A provisions	Subdivision provisions to align with Sch3A provisions
8 – Further rules about subdivision requirements	No minimum subdivision provisions should apply for developments related to an existing residential unit , or for the land use consent of a residential unit when clause conditions met.	N/A
9 – Rules about common walls	Subdivision between residential units excepted from height in relation to boundary controls when sharing a common wall.	N/A

PART 2 – DENSITY STANDARDS:

Clause	Residential unit capture	Building capture
10 – Number of units per site	Three residential units per site.	N/A
11 – Building height	Not specified, but would apply under National Planning Standards.	'Buildings' set to a height of 11+1m
12 – Height in relation to boundary	Not specified, but would apply under National Planning Standards.	'Buildings' set to a specific recession plane. Exemptions also related to 'building'.
13 – Setbacks	Not specified, but would apply under National Planning Standards.	'Buildings' must be setback from specific boundaries. Exception for common walls for all buildings .
14 – Building coverage	Not specified, but would apply under National Planning Standards.	'Buildings' must not exceed a building coverage of 50%.
15 – Outdoor living space (per unit)	Each residential unit must provide for a specified outdoor living space area.	N/A
16 – Outlook space (per unit)	Each residential unit must provide for a specified outlook area from habitable rooms and the principle living room.	N/A
17 – Windows to street	Each residential unit must meet street-facing façade glazing requirements.	N/A
18 – Landscaped area	Each residential unit must provide a minimum of 20% landscaping, subject to standards and exclusions.	N/A