

Chapter 14 - Suburban Residential Zone



Overview

- The Suburban Residential Zone (currently Residential Zone A) is the largest residential zone in the City and provides for suburban style living.
- The zone allows low density development - single or two storey dwellings with room for recreation and gardens, and separation between dwellings on adjoining sites.



Current Rules

- Provide for almost the entire section to be covered by buildings. This has had an adverse impact on the feel and look of many existing suburbs.
- Currently provides for one house per 325m².
- Buildings are subject to setbacks, height requirements and daylighting controls to ensure they are of an appropriate size and do not impact adjoining properties.



Key Changes Proposed

- The area for building a house will be 325m² nett (rights of way will not be counted into the site as per current rules).
- One house per 325m².
- Larger sites, 500m² and over, have the opportunity for a small “secondary” house (maximum of two bedrooms) that can be used for relatives or rental purposes.
- Site coverage of 45% to ensure there is a balance of open space and buildings.
- An area of 50m² on every site (with a minimum dimension of 4m by 3m) be provided to ensure there is a useable area for outdoor activities.
- Some additional new provisions are proposed in addition to current controls.



Reason for the Change

- To provide residents with an environment that meets their residential needs while ensuring character and consistency of suburban areas are maintained.

Key Contact

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