Part B Section 9
Manor House
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INTRODUCTION

LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This section applies to the land within the following zones, or any additional land where manor houses are permissible:

- R1 – General Residential
- R4 – High Density Residential
- R3 – Medium Density Residential
- B2 – Local Centre

AIM

The aim of this section is to ensure that manor house developments are compatible with the capability of the land, has regard to local character and amenity and contributes to housing diversity and affordability in urban areas.

Note: This section is to be read in conjunction with other relevant sections of the DCP, including (but not limited to):

- Part A – Introduction
- Part C Section 1 – Parking
- Part C Section 4 – Heritage
- Part B Section 2 – Residential
- Part C Section 3 – Landscaping
SITE PLANNING

STATEMENT OF OUTCOMES

- Manor houses are designed and sited having regard to the amenity of future residents of any proposed dwelling, adjoining development and surrounding properties.
- Manor houses positively enhance the existing residential character.

DEVELOPMENT CONTROLS

<table>
<thead>
<tr>
<th>Minimum Site Width</th>
<th>20 metres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Primary Street Frontage</td>
<td>7.5 metres or the average of the two nearest buildings, whichever is the greater.</td>
</tr>
<tr>
<td>Secondary Street Frontage</td>
<td>3 metres</td>
</tr>
<tr>
<td>Rear boundary</td>
<td>8 metres</td>
</tr>
</tbody>
</table>

OPEN SPACE AND LANDSCAPING

STATEMENT OF OUTCOMES

- Development provides adequate opportunities for the retention of existing vegetation and provision of new vegetation that:
  - Contributes to biodiversity;
  - Enhances street tree canopy; and
  - Minimises storm water runoff.
- Existing natural features of the site are retained where possible to preserve neighbourhood character and reduce visual and privacy impacts.

DEVELOPMENT CONTROLS

<table>
<thead>
<tr>
<th>Private Open Space</th>
<th>Minimum 24m² with a minimum depth of 4m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground level dwellings</td>
<td>Minimum 12m² with a minimum depth of 3m</td>
</tr>
<tr>
<td>Upper level dwellings</td>
<td></td>
</tr>
<tr>
<td><strong>Landscaped Area</strong></td>
<td>Minimum 40% of the site is to be landscaped.</td>
</tr>
<tr>
<td><strong>Solar Access</strong></td>
<td></td>
</tr>
<tr>
<td>Dwellings should be sited to allow adequate provision for access of direct sunlight to private open space within the subject land and on adjacent properties.</td>
<td></td>
</tr>
<tr>
<td>At least 50% of the required private open space within the subject property and that on adjoining properties is to receive direct sunlight for a minimum of 4 hours between 9am and 3pm on 21 June.</td>
<td></td>
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</tbody>
</table>