Development Rules

Standard	Single House Zone	Large Lot Zone
Maximum Building Height	9m	9m
Height in Relation to Boundary (Side & Rear Boundary)	2.5m + 45°	N/A
Front Yard	3m	3m
Side Yard	1m	6m
Rear Yard	1m	6m
Maximum Impervious Area	60% of the site area	35% of the site area *Note: the developer will apply for a blanket rule to enable a Maximum Impervious Area of 35%.*
Maximum Building Coverage	35% of the net site area	35% of the Site Area
Minimum Landscape Area (Net Site Area)	40% of the net site area.	N/A
Minimum Landscape Area (Front Yard Area)	50% of the site area	N/A
Front, Side and Rear Fences and Walls (Front Yard)	(i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.	(i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary. *Note: the developer will enforce a blanket rule to apply the same fencing rules as the SHZ to maintain consistency.*
Front, Side and Rear Fences and Walls (Side and Rear Yard)	2m	2m *Note: the developer will enforce a blanket rule to apply the same fencing rules as the SHZ to maintain consistency.*