



## PLANNING RULES FOR SINGLE DWELLINGS IN RESIDENTIAL ZONES

**Please note: this is an information sheet only. There are other factors which might affect whether or not a planning permit application is required such as heritage controls and location of the land relative to listed waterways. Please consult a planning officer to confirm whether or not a planning permit application is required.**

### **What is a single dwelling?**

**Single dwelling** is a planning term used to describe a self-contained residence on a lot where there is no other dwelling and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink. A single dwelling can include any outbuilding and works normally forming part of a dwelling (for example a garage, carport or shed) or an ancillary dwelling.

### **Use and development standards**

Standards are the particular planning issue that use or development must address. They are made up of an objective and a way to satisfy that objective by either an acceptable solution or performance criterion. If a proposal can satisfy the objective through the acceptable solution it is “permitted”, if it meets the objective through the performance criterion it is “discretionary”. If your application becomes “discretionary” it will need to be advertised.

The planning scheme includes several key standards for the development of a single dwelling. These include:

- Setbacks and building envelope
- Site coverage and private open space
- Sunlight and overshadowing
- Width of openings for garages and carports
- Privacy
- Frontage fences
- Car parking provision and access

If you meet the acceptable solutions set out in the planning scheme for all of the standards, then a planning permit application should not be required. If you do not meet the standards you will need to apply for a planning permit and your application will be assessed against the applicable performance criteria.

Table 1 provides a summary of the most common “acceptable solutions”. A different “acceptable solution” may be relevant depending on the location or slope of the land, whether abutting properties are vacant or developed, or if the property is a corner lot.

**Table 1 – Summary of Acceptable Solutions**

<b>DEVELOPMENT STANDARD – ACCEPTABLE SOLUTION</b>	<b>GENERAL RESIDENTIAL ZONE</b>	<b>INNER RESIDENTIAL ZONE</b>	<b>LOW DENSITY RESIDENTIAL ZONE</b>
<b>Minimum lot size</b>	<b>450m<sup>2</sup></b>	<b>200m<sup>2</sup></b>	<b>1,000m<sup>2</sup></b>
<b>Front setback (excluding garage/carport)</b>	<b>4.5m</b>	<b>3m</b>	<b>4.5m</b>
<b>Side setback</b>	<b>1.5m</b>	<b>1.5m</b>	<b>1.5m</b>
<b>Rear setback</b>	<b>4m</b>	<b>3m</b>	<b>4m</b>
<b>Garage/carport front setback</b>	<b>5.5m</b>	<b>4m</b>	<b>5.5m</b>
<b>Height</b>	<b>8.5m</b>	<b>9.5m</b>	<b>8.5</b>
<b>Site coverage</b>	<b>50%</b>	<b>50%</b>	<b>25%</b>
<b>Private open space</b>	<b>24m<sup>2</sup></b>	<b>24m<sup>2</sup></b>	<b>24m<sup>2</sup></b>
<b>Sunlight and overshadowing</b>	Must have at least one habitable room (other than a bedroom) that faces between 30 degrees west of north and 30 degrees east of north.		
<b>Width of openings for garages and carports</b>	Maximum width of openings of 6m for garages and carports if within 12m of the frontage.		
<b>Privacy</b>	Limit overlooking into private open space or habitable rooms by ensuring adequate separation and screening of windows, decks and balconies.		
<b>Frontage fences</b>	Limit fence heights to 1.2m for solid fences and 1.8m, where the fence is 30% transparent above 1.2m, to achieve a balance between privacy and security for dwellings with the potential for passive surveillance where within 3m of the frontage within the Inner Residential Zone or 4.5m of the frontage if within the General Residential or Low Density Residential zones.		

**Please consult a planning officer to confirm which provisions will apply to your development site.**

## Car parking provision and access

The Parking and Access Code sets out requirements for the number of car parking spaces and the number, layout and design of access points. Some of the key requirements are:

- Number of car parking spaces:

Number of bedrooms	Resident Spaces required
1 bedroom	1
2 or more bedrooms	2

- Number of vehicle access points: no more than 1 for each frontage, or the existing number of vehicle access points, whichever is the greater.
- Car parking areas must be located, designed and constructed to enable safe, easy and efficient use.

**It is very important to remember that there are other requirements of the planning scheme which might apply to your proposal such as special provisions relating to fire risk, flood/inundation risk and heritage listing which require a planning permit. Please consult a planning officer to confirm which provisions apply to your development site.**

## Planning application fees

Please refer to the [fees and charges register](#)

**You are also advised that a building and plumbing permit is required for all houses and house extensions.**

## Where do I find out more?

- View the Glenorchy Interim Planning Scheme at <http://iplan.tas.gov.au>
- Visit Council's website at [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)
- Email Council at [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au)
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council Offices, 374 Main Road, Glenorchy.