



PLANNING RULES FOR MULTIPLE DWELLINGS IN RESIDENTIAL ZONES

Please note: this is an information sheet only. There are other factors which might affect the processing of a planning permit application such as a heritage listing or distance from a listed watercourse. Please consult a planning officer prior to lodging your application.

What are multiple dwellings?

Multiple dwellings is a planning term used to describe two or more dwellings on a site.

Multiple dwellings is a “permitted” use and development in the General Residential and Inner Residential Zones and requires a planning permit application. As the use is “permitted” Council is likely to grant a permit provided the acceptable solutions for all applicable standards have been met.

If a proposal involving *Multiple dwellings* does not meet all relevant standards the application is “discretionary” meaning that it must be advertised for a 14-day period, is subject to third-party representation and appeal rights and may be approved or refused by Council.

Use and development standards

Standards are the particular planning issue that a 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”.

The key development standards for *multiple dwellings* are:

- Residential density
- Setback and building envelope
- Site coverage and private open space
- Sunlight and overshadowing
- Width of openings for garages and carports
- Privacy
- Front fences
- Waste storage
- Car parking provision and access

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 common Acceptable Solutions

DEVELOPMENT STANDARD – ACCEPTABLE SOLUTION	GENERAL RESIDENTIAL ZONE	INNER RESIDENTIAL ZONE
Residential Density	325m²	200m²
Front setback (excluding garage/carport)	4.5m	3m
Side setback	1.5m	1.5m
Rear setback	4m	3m
Garage/carport front setback	5.5m	4m
Height	8.5m	9.5m
Site coverage	50%	50%
Private open space	60m²	50m²
Sunlight and overshadowing	Limiting overshadowing and ensuring sunlight can enter habitable rooms of dwellings and open space areas by providing adequate separation distances (about 3m) between buildings, particularly those located to the north of open space areas or habitable room windows.	
Width of openings for garages and carports	Maximum width of 6m for garages and carports if within 12m of the frontage.	
Privacy	Limiting overlooking into private open space or habitable rooms by ensuring adequate separation and screening of windows, decks, balconies or shared driveway areas.	
Frontage fences	Limits fence heights to 1.2m for solid fences and 1.8m, where the fence is 30% transparent above 1.2m, within 4.5m of the frontage to achieve a balance between privacy and security for dwellings with the potential for passive surveillance.	
Waste storage	Bin storage areas must be adequately screened and communally located.	

Please consult a planning officer to confirm the specific provisions that 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	Visitor Spaces required
1 bedroom	1	1 per 4 dwellings (rounded up to the nearest whole number)
2 or more bedrooms	2	1 per 4 dwellings (rounded up to the nearest whole number)

- Number of vehicle access points: no more than 1 for each frontage, or the existing number of vehicle access points, whichever is the greater.
- On-site turning: generally adequate area on site must be provided to enable vehicles to exit a site in a forward direction.
- Car parking areas must be located, designed and constructed to enable safe, easy and efficient use – including adequate width of access aisles, ramps, head room clearance etc.

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 to name a few. Please consult a planning officer to confirm which provisions apply to your development site.

You are also advised that a building and plumbing permit is required for all multiple dwelling developments.

Planning application fees

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

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
- Email Council at gccmail@gcc.tas.gov.au
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council Offices, 374 Main Road, Glenorchy.