

Statewide Planning Provisions  
General Residential Code

City of Hobart Planning Scheme 1982 Precinct 23 Mount Stuart	Hobart Interim Planning Scheme General Residential Code	Statewide Planning Provisions General Residential Code
<p><b>Precinct 23 Mount Stuart</b> is based on <b>Residential Code 2</b> which also covers the following precincts: Lenah Valley; Upper Lenah Valley; Lenah Valley Heights; West Hobart (2 precincts); South Hobart; Sandy Bay/Dynnyrne; Lower Sandy Bay; Riverview; Cascades; Waterworks; Mount Nelson Bends; Mount Nelson and Porter Hill.</p>		
<p><b>K.3.1 Plot Ratios</b>  Basic Plot Ratio: 0.4  Maximum Plot Ratio: None</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p><b>K.3.1 Residential Density</b>  The number of new dwelling units on a development site shall be determined by subtracting from the site area (m<sup>2</sup>) the figure prescribed in Table 1 for the first new dwelling and secondly by dividing the balance by the figure prescribed in Table 1 for additional new dwellings subject to the following:</p> <ul style="list-style-type: none"> <li>(a) the dwelling unit factor does not prevent the development of a single dwelling on an existing lot;</li> <li>(b) for the purposes of calculating the dwelling unit factor an ancillary flat shall not be counted as a dwelling unit;</li> <li>(c) the area of the site associated with existing houses, minimum rear garden area, private open space and parking and access shall not be included in the area</li> </ul>	<p><b>10.4.1 Dwelling Development Standards</b>  A1 Multiple dwellings site area</p> <ul style="list-style-type: none"> <li>(a) &gt; 325m<sup>2</sup> or</li> <li>(b) If within a density area specified in Table 10.4.1 and shown on the Planning Scheme maps , that specified for the density area.</li> </ul> <p>P1 Exemptions</p> <ul style="list-style-type: none"> <li>a. compatible with the density of existing development in area or</li> <li>b. provides for significant social or community housing benefit and is in accord with at least one of the following <ul style="list-style-type: none"> <li>(i) within 400m walking distance of a public transport stop or</li> <li>(ii) within 400m walking distance of an Inner Residential Zone etc</li> </ul> </li> </ul> <p>NB – no minimum site area specified for developments under b(i) and b(ii)</p>	<p><b>8.4.1 Dwelling Development Standards</b>  A1 Multiple dwellings site area &gt; 325m<sup>2</sup>  P1 Exemptions</p> <ul style="list-style-type: none"> <li>a. compatible with existing development in area or</li> <li>b. provides for significant social or community benefit and is <ul style="list-style-type: none"> <li>(i) within 400m walking distance of a public transport stop or</li> <li>(ii) Within 400m walking distance of an Inner Residential Zone etc</li> </ul> </li> </ul> <p><b>NB</b> – no minimum site area specified for developments under b(i) and b(ii)</p> <p><b>NB</b> – not clear what happens to properties developed under b(i) and b(ii) if walking distance to nearest public transport stop or inner residential zone etc becomes more than 400m</p>

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<p>for the purpose of calculating the number of new dwellings;</p> <p>(d) any part of the site not in the Residential 1, 2, 3 or 4 Zones shall not be included in the site area for the purpose of calculating the number of new dwellings;</p> <p>(e) if the site contains existing flats the total number of dwelling units on the site</p> <p>New lots shall have an area not less than that required for the first new dwelling as outlined within Table 1 and a minimum frontage and inscribed circle of</p> <p>18m for the Residential 2 Zone where the land has a gradient less than 20% and</p> <p>25m where the land has a gradient 20% or greater</p> <p><b>Table 1 – Relevant parts only</b></p> <p>Residential 2 on land under 20% gradient: 520 for the 1<sup>st</sup> new dwelling; and 300 for additional new dwellings.</p> <p>Residential 2 on land over 20% gradient: 750 for the 1<sup>st</sup> new dwelling; and 500 for additional new dwellings</p>	<p>NB – not clear what happens to properties developed under b(i) if public transport stop is moved or no longer exists</p> <p>NB – clause b(ii) could have the effect of extending the boundaries of zones such as the inner residential zones, but without control over lot sizes of multiple developments.</p>	<p><b>NB</b> – clause b(ii) could have the effect of extending the boundaries of zones such as the inner residential zones, but without control over minimum lot sizes of multiple developments.</p> <p><b>NB</b> – There is no requirement in the SPPs for there to be a park within a specified distance of a development. The play areas of children of young families living in multiple developments could be as little as 60m<sup>2</sup> with an area as small as 24m<sup>2</sup> getting a maximum of 3 hours sunlight in the middle of the day at the winter solstice.</p>
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<p><b>K.3.4 Side or Rear Setbacks</b></p> <p>A minimum of 0.9m setback from side or rear boundary walls must be provided where the walls are not built to the boundary.</p> <p>Walls may be built to the side or rear boundaries where:</p> <p>the maximum <b>wall height</b> is 3m or does not exceed the height of an existing or simultaneously constructed wall, whichever is the greater; and</p> <p>the maximum <b>wall length</b> is either 33% of each of the abutting property boundaries or where it matches existing boundary walls, whichever is the greater.</p>	<p><b>10.4.2 Setbacks and building envelopes</b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>(a) consistent separation between dwellings on adjacent sites and dwellings and their frontages</li> <li>(b) assist with reducing traffic noise and other detrimental impacts from high traffic volumes</li> <li>(c) provide consistency in the apparent scale, bulk, massing and proportion of buildings</li> <li>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open spaces</li> </ul>	<p><b>8.4.2 P3 Setbacks and building envelopes</b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>(a) consistent separation between dwellings on adjacent sites and dwellings and their frontages with a street</li> <li>(b) provide consistency in the apparent scale, bulk, massing and proportion of buildings</li> <li>(c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms (other than bedrooms) and private open spaces</li> <li>(d) avoid overshadowing of adjoining vacant properties</li> <li>(e) has regard to visual impact of the dwelling when viewed from an adjoining property</li> <li>(f) provide reasonable access to sunlight for existing solar energy installations</li> </ul> <p><b>NB</b> The actual SPPs do not support these objectives and it is very doubtful that Councils will be able to enforce them.</p> <p><b>NB</b> Clause (e) only covers views from adjoining properties. The perspective from other properties, particularly those over the street, should also be covered by this clause.</p>

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<p><b>K.3.5 Street Setback</b></p> <p>In established areas, new buildings may have a minimum setback from the street boundary up to 25% less than that of an adjacent development, unless they are within a Heritage Area identified, in which case setbacks shall match that of an adjacent development.</p>	<p><b>10.4.2 Front Setbacks</b></p> <p>A1(a) Primary frontage a minimum of 4.5m from the street</p> <p>(b) if not a primary frontage, a setback of at least 3m</p> <p>(c) If for a vacant site, in accord with the setbacks of dwellings in the same street</p> <p>(d) 1m if the gradient of the drive is steeper than 1 in 5.</p>	<p><b>8.4.2 A1 Front Setbacks</b></p> <p>A1(a) Primary frontage a minimum of 4.5m from the street</p> <p>(b) if not a primary frontage, a setback of at least 3m</p> <p>(c) If for a vacant site, in accord with the setbacks of dwellings in the same street</p> <p>(d) setbacks of dwellings in the same street</p> <p>P1 A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.</p>
<p><b>K.3.4 Building Envelopes</b></p> <p>Buildings shall be sited within a building envelope determined by the following method:</p> <p>From a height of 3m above natural ground level at the side and rear property boundaries, or from the centre line of a right of way or access strip if the boundary adjoins a right of way or access strip which is greater than 3m in width, a plane is projected parallel to natural ground level for a distance of 1.5m. From there it continues at an angle of 55° to a maximum overall height of 9m above natural ground level.</p> <p>Setbacks to street frontages need only satisfy the provisions of the Street Setback Element</p>	<p><b>10.4.2 Building Envelopes</b></p> <p>(a) The principal residence should be contained within the building envelope appropriate for the site.</p> <p>(b) The maximum height of the building envelope is 8.5m. The roof profile is a maximum of 3m on the boundaries, going up at 45° until it is 8.5m high.</p> <p>(c) Side and rear setbacks should be a minimum of 1.5m from the respective boundaries, but there is provision to have a setback of less than 1.5m provided it does not exceed a total length of 9m or one third the length of the boundary, whichever is the lesser.</p>	<p><b>8.4.2 A3 Building Envelopes</b></p> <p>(a) The principal residence should be contained within the building envelope appropriate for the site.</p> <p>(b) The maximum height of the building envelope is 8.5m. The roof profile is a maximum of 3m on the boundaries, going up at 45° until it is 8.5m high.</p> <p>(c) Side and rear setbacks should be a minimum of 1.5m from the respective boundaries, but there is provision to have a setback of less than 1.5m or no setback provided it does not exceed a total length of 9m or one third the length of the boundary, whichever is the lesser.</p>

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<p><b>K.3.1 AS1.4 Site Coverage</b> Maximum site coverage of 30%</p>	<p><b>10.4.3 A1 Site Coverage</b> Site coverage of not more than 50%</p> <p>For multiple dwellings, private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level.</p> <p>A site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p><b>8.4.3 A1 Site Coverage</b> Site coverage of not more than 50%</p> <p>For multiple dwellings, private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level.</p>

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<p><b>K.3.2 Private Open Space</b> All houses and flats at ground floor level shall have a total area of 50m<sup>2</sup> (in one parcel) of Private Open Space with a minimum horizontal dimension of 5m. The private open space shall not be located primarily between the front of the house and the street and:-</p> <ul style="list-style-type: none"> <li>(a) if at ground level have a minimum area of 25m<sup>2</sup> and minimum horizontal dimension of 3.5m;</li> <li>(b) or if above-ground level (eg deck, balcony, roof top area) have a minimum area of 10m<sup>2</sup> with a minimum horizontal dimension of 2m.</li> </ul> <p>The outdoor living space may be adjacent to any part of the house or flat and may form a component of the private open space or may be separate to it (Figure 7), provided that it shall not be located primarily between the front of the house or flat and the street if at ground floor level.</p> <p>* Where a house includes an 'ancillary flat' there must be access directly from a living room in the principal dwelling to the outdoor living space.</p>	<p><b>10.4.3 A2 Private Open Space</b> A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>(c) is in one location and is at least 24m<sup>2</sup>; or 12m<sup>2</sup> if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level</li> <li>(b) has a minimum horizontal dimension of 4m; or 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level.</li> <li>(c) Is directly accessible from and adjacent to a habitable room other than a bedroom.</li> <li>(d) Is not located to the south, south-east, or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9am and 3pm on 21 June and</li> <li>(e) Is located between the dwelling and the frontage, only if the frontage is orientated between 30° west of North and 30° east of north, excluding any dwelling located behind another on the same site and</li> <li>(f) Has a gradient not steeper than one in 10 and</li> <li>(g) it is not used for vehicle access or parking</li> </ul>	<p><b>8.4.3 A2 Private Open Space</b> A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is at least 24m<sup>2</sup>; or 12m<sup>2</sup> if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level</li> <li>(b) has a minimum horizontal dimension of 4m; or 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level.</li> <li>(c) Is located between the dwelling and the frontage, only if the frontage is orientated between 30° west of North and 30° east of north, excluding any dwelling located behind another on the same site and</li> <li>(d) Has a gradient not steeper than one in 10</li> </ul>

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<p><b>K.3.1 Sunlight (part Residential Density)</b></p> <p>Building form shall have regard to the need to minimise any reduction in existing winter sunlight to the principal area of ground level living rooms and private open space of neighbouring dwelling units.</p>	<p><b>10.4.4 Sunlight</b></p> <p>A dwelling must have at least one habitable room other than a bedroom in which there is a window that faces between 30° west of North and 30° east of North.</p> <p>A multiple dwelling to the north of the window of another multiple dwelling on the same site must either be at least 3m from the window with a roof less than an angle of 45° from the top of the wall 3m high and 3m away from the window or must not cause the window to receive less than three hours of sunlight between 9am and 3pm on 21<sup>st</sup> of June, unless the lack of sunlight is caused by an outbuilding less than 2.4m high or by protrusions such as eaves, steps and awnings that project less than 0.6m horizontally from the dwelling to the north.</p>	<p><b>8.4.4 Sunlight Multiple Dwellings</b></p> <p>The objective is for the separation of multiple dwellings on the same site to provide reasonable opportunity for sunlight to private open spaces of other units.</p> <p>Multiple dwellings must be designed and sited so they do not cause an unreasonable loss of amenity by overshadowing the private open space of other dwellings on the same site.</p> <p>A multiple dwelling to the north of the private open space of another multiple dwelling on the same site must either be at least 3m from the northern edge of the private open space with a roof less than an angle of 45° from the top of the wall 3m high and 3m away from the front edge of the private open space and cause the private open space to receive less than three hours of sunlight between 9am and 3pm on 21<sup>st</sup> of June, unless the lack of sunlight is caused by an outbuilding less than 2.4m high or by protrusions such as eaves, steps and awnings that project less than 0.6m horizontally from the dwelling to the north.</p> <p><b>NB – Sunlight – Neighbouring Properties</b></p> <p>In the SPPs, there is no sunlight protection for neighbouring properties or their solar energy installations. This is not compatible with the protection afforded to multiple units detailed above. Nor does it satisfy the objectives set out at 8.4.2 P3 (c), (d) and (f) – see above.</p>

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<p><b>Garages and Carports</b></p> <p>Garages, carports and car parking spaces fronting a street shall be set back behind the alignment of the front facade, or contained within the building envelope of a dwelling excepting where a lot is occupied by only a single house (not containing an ancillary flat), and there is a distance of 3m or less between the house and all side boundaries, or the gradient between the front of the house and the front boundary is 20% or greater.</p> <p>Garages and carports may be built on the boundary with a side street (a street not being the primary street frontage) or not less than 1m from the carriageway of a communal lane where a minimum opening of 3m is provided for each car space and the maximum width of garage or carport openings is no greater than 6m.</p>	<p><b>10.4.5 Openings for Garage and Carports</b></p> <p>A garage within 12m of a primary frontage must have a total width of openings facing the primary frontage of the lesser of 6m or half the width of the frontage</p>	<p><b>8.4.5 Openings for Garage and Carports</b></p> <p>A garage within 12m of a primary frontage must have a total width of openings facing the primary frontage of the lesser of 6m or half the width of the frontage</p>

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<p><b>K.3.6 Privacy</b></p> <p>A balcony, deck, terrace or patio, with a floor level greater than 1m above ground level, with a direct view into a habitable room window in an adjacent dwelling within a horizontal distance of 9m (measured at ground level) must have permanently fixed screens to at least 1.7m above floor level and be no more than 25% transparent.</p> <p>A balcony, deck, terrace or patio, with a floor level greater than 1m above ground level, that is located within 5m of a side or rear boundary, and is on an elevation which does not front on to a public road, must have permanently fixed screens to at least 1.2m above floor level and be no more than 25% transparent.</p>	<p><b>10.4.6 A1 Privacy for all dwellings</b></p> <p>A balcony, deck, roof terrace, parking space or carport that has a finished surface or floor level more than 1m above the natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with the uniform transparency of no more than 25% along the sides facing:</p> <ul style="list-style-type: none"> <li>a side boundary unless the area has a setback of at least 3m from the side boundary</li> <li>a rear boundary, unless the area has a setback of at least 4m from the rear boundary</li> <li>a dwelling on the same site unless the area is at least 6m from a window or glazed door of a habitable room of the other dwelling or from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</li> </ul>	<p><b>8.4.6 A1 Privacy for all dwellings</b></p> <p>A balcony, deck, roof terrace, parking space or carport that has a finished surface or floor level more than 1m above the natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with the uniform transparency of no more than 25% along the sides facing:</p> <ul style="list-style-type: none"> <li>a side boundary unless the area has a setback of at least 3m from the side boundary</li> <li>a rear boundary, unless the area has a setback of at least 4m from the rear boundary</li> <li>a dwelling on the same site unless the area is at least 6m from a window or glazed door of a habitable room of the other dwelling or from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</li> </ul>

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<p><b>K.3.6 Privacy</b></p> <p>A habitable room window with a direct view into a habitable room window in an adjacent dwelling within a horizontal distance of 9m must:</p> <ul style="list-style-type: none"> <li>(a) be offset a minimum of 1.5m from the edge of one window to the edge of the other; or</li> <li>(b) have a sill height of at least 1.7m above floor level; or</li> <li>(c) have translucent glazing in any part of the window below 1.7m above floor level; or</li> <li>(d) have permanently fixed external screens to at least 1.7m above floor level and be no more than 25 percent transparent; or</li> <li>(e) if the windows are at ground floor level, have a 1.8m high solid fence or wall between ground floor level windows; or</li> <li>(f) a combination of the above.</li> </ul>	<p><b>10.4.6 A2 Privacy Windows &amp; Glazed Doors</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above the natural ground level must be in accordance with a or b</p> <ul style="list-style-type: none"> <li>a The window or glazed door is to have a setback of at least 3m from a side boundary and a setback of at least 4m from a rear boundary and if the dwelling is a multiple dwelling, to be at least 6m from a window or glazed door to a habitable room of another dwelling on the same site and if the dwelling is a multiple dwelling to be at least 6m from the private open space of another dwelling on the same site</li> <li>b The window or glazed door is to be offset in the horizontal plane at least 1.5m from the edge of a window or glazed door to a habitable room of another dwelling or is to have a sill height of at least 1.7m above the floor level or has fixed obscured glazing extending to a height of at least 1.7m above the floor level or is to have a permanently fixed external screening for the full length of the window or glazed door to a height of at least 1.7m above floor level with the uniform transparency of not more than 25%</li> </ul>	<p><b>8.4.6 A2 Privacy Windows &amp; Glazed Doors</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above the natural ground level must be in accordance with a or b</p> <ul style="list-style-type: none"> <li>a. The window or glazed door is to have a setback of at least 3m from a side boundary and a setback of at least 4m from a rear boundary and if the dwelling is a multiple dwelling, to be at least 6m from a window or glazed door to a habitable room of another dwelling on the same site and if the dwelling is a multiple dwelling to be at least 6m from the private open space of another dwelling on the same site</li> <li>b. The window or glazed door is to be offset in the horizontal plane at least 1.5m from the edge of a window or glazed door to a habitable room of another dwelling or is to have a sill height of at least 1.7m above the floor level or has fixed obscured glazing extending to a height of at least 1.7m above the floor level or is to have a permanently fixed external screening for the full length of the window or glazed door to a height of at least 1.7m above floor level with the uniform transparency of not more than 25%</li> </ul>

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	<p><b>10.4.6 A3 Privacy of shared driveways and parking spaces</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door to a habitable room of a multiple dwelling by a horizontal distance of at least 2.5m or 1m if it is separated by a screen of at least 1.7m in height or the window or glazed door to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space or has fixed obscured glazing extending to a height of at least 1.7m above the floor level</p>	<p><b>8.4.6 A3 Privacy of shared driveways and parking spaces</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door to a habitable room of a multiple dwelling by a horizontal distance of at least 2.5m or 1m if it is separated by a screen of at least 1.7m in height or the window or glazed door to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space or has fixed obscured glazing extending to a height of at least 1.7m above the floor level</p>

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<p><b>K.3.3 Parking</b></p> <p>The dimensions of car parking spaces shall be in accordance with AS 2890 or any Australian Standard substituted therefore. Larger dimensions may be required in the case of sloping sites where the gradient of parking spaces will exceed 1 in 10. The number of spaces to be provided on site will comply with the following (rounded up to the nearest whole number):</p> <p><b>House/flat size</b></p> <p>Small (<math>\leq 75\text{m}^2</math>): 1.0</p> <p>Medium (<math>= 75\text{m}^2</math> to <math>110\text{m}^2</math>): 1.25</p> <p>Large (<math>\geq 110\text{m}^2</math>): 1.5</p> <p>Visitor Parking (4 or more dwellings/lot): 0.25</p> <p>Visitor Parking (2 or more dwellings/lot, where the frontage of a lot forms part of the circumference of the head of a cul-de-sac or for "battle-axe" lots (where kerbside parking at the frontage of the lot is limited): 0.5</p> <p>Parking provisions can comprise one jockey space per dwelling, providing it serves the same dwelling and is not designated for visitor or disabled parking. One such space may be located in front of the building line providing it is uncovered and does not constitute more than 50% of the front garden area. The on-site driveway is considered as part of this space.</p>	<p><b>C2.0 Parking and Sustainable Transport Code</b></p> <p><b>Table C2.1 Parking Space Requirements</b></p> <p>1 bedroom or studio dwelling: 1 car space min</p> <p>2 or more bedroom dwelling: 2 car spaces min</p> <p>Visitor parking for multiple dwellings: Minimum 1 dedicated space per 4 dwellings (rounded up) if on an internal lot or located at the head of a cul-de-sac, minimum 1 dedicated space per 3 dwellings (rounded up)</p> <hr/>	<p><b>C2.0 Parking and Sustainable Transport Code</b></p> <p><b>Table C2.1 Parking Space Requirements</b></p> <p>1 bedroom or studio dwelling: 1 car space min</p> <p>2 or more bedroom dwelling: 2 car spaces min</p> <p>Visitor parking for multiple dwellings: Minimum 1 dedicated space per 4 dwellings (rounded up) if on an internal lot or located at the head of a cul-de-sac, minimum 1 dedicated space per 3 dwellings (rounded up)</p> <hr/>

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<p><b>AS5.5 Front boundary fences and walls</b></p> <p>Front boundary fences and walls shall be no more than 1.8m high and that part of the wall or fence greater than 1m in height shall have openings which make it not less than 50% transparent.</p>	<p><b>10.4.7 Frontage Fences</b></p> <p>A fence including a freestanding wall within 4.5m of a frontage must have a height above natural ground level of not more than 1.2m if the fence is solid or 1.8m if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30%, excluding any posts or uprights</p>	<p><b>8.4.7 Frontage Fences</b></p> <p>Fences (including free-standing walls) within 4.5m of a frontage and if not more than a height of:</p> <ul style="list-style-type: none"> <li>(a) 1.2m above existing ground level if the fence is solid; or</li> <li>(b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights);</li> </ul>
	<p><b>10.4.8 Waste storage for multiple dwellings</b></p> <p>A multiple dwelling must have a storage area for waste and recycling bins that is at least an area of 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p style="padding-left: 40px;">In an area for exclusive use of each dwelling, excluding the area in front of the dwelling or</p> <p style="padding-left: 40px;">a communal storage area with an impervious surface that has a setback of at least 4.5m from a frontage and is at least 5.5m from any dwelling and is screened from the frontage of any dwelling firewall to a height of at least 1.2m above the finished surface level of the storage area</p>	<p><b>8.4.8 Waste storage for multiple dwellings</b></p> <p>A multiple dwelling must have a storage area for waste and recycling bins that is at least an area of 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <p style="padding-left: 40px;">In an area for exclusive use of each dwelling, excluding the area in front of the dwelling or</p> <p style="padding-left: 40px;">a communal storage area with an impervious surface that has a setback of at least 4.5m from a frontage and is at least 5.5m from any dwelling and is screened from the frontage of any dwelling firewall to a height of at least 1.2m above the finished surface level of the storage area</p>
<p><b>Non-Dwelling Developments</b> Not reviewed</p>	<p><b>10.5.1 Non-Dwelling Development</b> Not extracted</p>	<p><b>8.5 Development Standards for non-dwellings</b> Not extracted</p>

Statewide Planning Provisions  
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<p><b>K3.1 PC1.4 Residential Density</b> 1) Lots with a gradient less than 20% shall have:-     (a) an area not less than 300m<sup>2</sup>;     (b) a minimum frontage of 3.6m 2) Lots with a gradient of 20% or greater shall have:-     (a) an area not less than 500m<sup>2</sup>;     (b) a minimum frontage of 3.6m</p>	<p><b>10.6 Development standards for subdivision</b> The size of each lot must comply with the minimum and maximum lot sizes specified in table 10.1 (see below), with some exceptions Ways and public open space should ensure that the arrangement of them provides for the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community and the adequate accommodation of pedestrian and cycling traffic.</p>	<p><b>8.6 Development standards for subdivision</b> Each lot or a lot proposed in the plan of subdivision must have an area of not less than 450m<sup>2</sup> and be able to contain a minimum area of 10m x 15m with the gradient not steeper than one in five clear of all setbacks required and easements or other title restrictions that limit or restrict developments and existing buildings are consistent with the setbacks required, have a frontage of not less than 12m and vehicular access from the road. Any lot in the subdivision with a new road must have the long axis of the lot between 30° west of true North and 30° east of true North.</p>
	<p><b>Table 10.1 for subdivisions</b> Ordinary Lot 450m<sup>2</sup> to 1000m<sup>2</sup> Corner lot 550m<sup>2</sup> to 1000m<sup>2</sup> with a minimum frontage of 15m Internal lots: area 550m<sup>2</sup> to 1000m<sup>2</sup> Lots adjoining or opposite public open space or within 400m of a public transport corridor or within 200m walking distance of a business zone, local shop or school: area 400m<sup>2</sup> to 600m<sup>2</sup> with a minimum frontage of 12m and maximum of 15m unless the lot is designated for multiple dwellings. Lots with a slope greater than one in five, the minimum lot size is 750m<sup>2</sup> and the maximum lot sizes 1000m<sup>2</sup> in all cases The minimum frontages of lots for which no frontages have been specified are 15m with no maximum.</p>	<p><b>Disclaimer</b> This document was prepared by Eric Pinkard for Mount Stuart Residents Inc members. Although Eric believes the document to be correct, he is not a town planner and those using the document should check the information against the relevant schemes and seek advice from town planners, solicitors and others with expertise in these matters. Eric gives permission for others to use this as a basis for preparing a matrix or matrices for other areas, but cautions that the information contained herein should not be relied upon.</p>