

Comparison Between the operative Residential Zones and ‘Franklin 2 Sub-Precinct A and Sub-Precinct B’ Provisions in the AUP(OP), the Medium Density Residential Standards (‘MDRS’) and requirements of the National Policy Statement on Urban Development 2020 (‘NPS-UD’)

Activity Table

ACTIVITY	FRANKLIN 2 SUB-PRECINCT A	FRANKLIN 2 SUB-PRECINCT B	H5 RESIDENTIAL – MIXED HOUSING URBAN ZONE	H6 RESIDENTIAL – TERRACE HOUSE AND APARTMENT BUILDINGS ZONE	MEDIUM DENSITY RESIDENTIAL STANDARDS	NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020
Framework plan, amendments to an approved framework plan or a replacement framework plan	Restricted Discretionary Activity	Restricted Discretionary Activity	N/A	N/A	N/A	N/A
New buildings on land subject to, but not in accordance with, an approved framework plan	Non-complying Activity	Non-complying Activity	N/A	N/A	N/A	
New buildings on land subject to and in compliance with an approved framework plan	Restricted Discretionary Activity	Restricted Discretionary Activity	N/A	N/A	N/A	
Dwellings	Permitted Activity	Permitted Activity	Up to three dwellings per site – Permitted Activity H5.4.1 (A3) Four or more dwellings per site – Restricted Discretionary Activity H5.4.1 (A4)	Dwellings – Restricted Discretionary Activity H6.4.1 (A3)	Up to three dwellings per site – Permitted	
Integrated Residential Development	Restricted Discretionary Activity	Restricted Discretionary Activity	Restricted Discretionary Activity H5.4.1 (A8)	Restricted Discretionary Activity H6.4.1 (A7)	N/A	
Retirement villages	Discretionary Activity	Restricted Discretionary Activity	Restricted Discretionary Activity H5.4.1 (A8)	Restricted Discretionary Activity H6.4.1 (A7)		
Supported residential care and boarding houses	up to 200m² GFA per site – Permitted Activity not otherwise provided for – Discretionary Activity	up to 200m² GFA per site – Permitted Activity not otherwise provided for – Restricted Discretionary Activity	up to 10 people per site inclusive of staff and residents – Permitted Activity H5.4.1 (A9) and (A11) greater than 10 people per site inclusive of staff and residents – Restricted Discretionary Activity H5.4.1 (A10) and (A12)	up to 10 people per site inclusive of staff and residents – Permitted Activity H6.4.1 (A8) and (A10) greater than 10 people per site inclusive of staff and residents – Restricted Discretionary Activity H6.4.1 (A9) and (A11)		
Visitor accommodation	up to 200m² GFA per site – Restricted Discretionary Activity not otherwise provided for – Discretionary Activity	up to 200m² GFA per site – Restricted Discretionary Activity not otherwise provided for – Discretionary Activity	up to 10 people per site inclusive of staff and visitors – Permitted Activity H5.4.1 (A13) greater than 10 people per site inclusive of staff and visitors – Restricted Discretionary Activity H5.4.1 (A14)	up to 10 people per site inclusive of staff and visitors – Permitted Activity H6.4.1 (A12) greater than 10 people per site inclusive of staff and visitors – Restricted Discretionary Activity H6.4.1 (A13)		
Diaries	up to 100m² GFA per site – Restricted Discretionary Activity	up to 100m² GFA per site – Restricted Discretionary Activity	up to 100m² GFA per site – Restricted Discretionary Activity H5.4.1 (A15)	up to 100m² GFA per site – Restricted Discretionary Activity H6.4.1 (A14)		
Offices	up to 200m² GFA per site – Discretionary Activity	up to 200m² GFA per site – Restricted Discretionary Activity	Activities not provided for – Non-complying Activity H5.4.1(A1)	Activities not provided for – Non-complying Activity H6.4.1(A1)		
Restaurants and cafes	up to 100m² GFA per site – Discretionary Activity	up to 100m² GFA per site – Restricted Discretionary Activity	up to 100m² GFA per site – Discretionary Activity H5.4.1 (A16)	up to 100m² GFA per site – Restricted Discretionary Activity H6.4.1 (A15)		

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	not otherwise provided for – Non-complying Activity	not provided for above – Non-complying Activity				
Retail	up to 200m² GFA per site – Discretionary Activity	up to 200m² GFA per site – Restricted Discretionary Activity	Activities not provided for – Non-complying Activity H5.4.1(A1)	Activities not provided for – Non-complying Activity H6.4.1(A1)		
Community facilities	Discretionary Activity	Discretionary Activity	Restricted Discretionary Activity H5.4.1 (A20)	Restricted Discretionary Activity H6.4.1 (A21)		
Emergency services on arterial roads	Discretionary Activity	Discretionary Activity	Restricted Discretionary Activity H11.4.1 (A30)	Restricted Discretionary Activity H12.4.1 (A33)		
Care centres	up to 200m² GFA per site – Permitted Activity between 200m² - 400m² GFA per site – Discretionary Activity not otherwise provided for – Discretionary Activity	up to 200m² GFA per site – Permitted Activity between 200m² - 400m² GFA per site – Restricted Discretionary Activity not otherwise provided for – Discretionary Activity	up to 10 people per site excluding staff – Permitted Activity H5.4.1 (A18) greater than 10 people per site excluding staff – Restricted Discretionary Activity H5.4.1 (A19)	up to 10 people per site excluding staff – Permitted Activity H5.4.1 (A19) greater than 10 people per site excluding staff – Restricted Discretionary Activity H5.4.1 (A20)		
Healthcare facilities	up to 200m² GFA per site – Restricted Discretionary Activity not otherwise provided for – Discretionary Activity	up to 200m² GFA per site – Restricted Discretionary Activity not otherwise provided for – Restricted Discretionary Activity	up to 200m² GFA per site – Restricted Discretionary Activity H5.4.1 (A24) greater than 200m² GFA per site – Discretionary Activity H5.4.1 (A25)	up to 200m² GFA per site – Restricted Discretionary Activity H6.4.1 (A25) greater than 200m² GFA per site – Discretionary Activity H6.4.1 (A26)		
Education facilities	Discretionary Activity	Discretionary Activity	Discretionary Activity H5.4.1 (A21)	Discretionary Activity H6.4.1 (A22)		
Pedestrian and cycling facilities	Permitted Activity	Permitted Activity	N/A	N/A		
Demolition of buildings and structures	Permitted Activity	Permitted Activity	Permitted Activity H5.4.1 (A29)	Permitted Activity H6.4.1 (A30)		
New buildings	See Framework Plans activities above	See Framework Plans activities above	The same activity status as applies to the land use activity H5.4.1 (A34)	The same activity status as applies to the land use activity H6.4.1 (A35)	Associated with the development of up to three dwellings – Permitted	
Accessory buildings	Restricted Discretionary Activity	Restricted Discretionary Activity	Permitted Activity H5.4.1 (A31)	Permitted Activity H6.4.1 (A32)	Associated with the development of up to three dwellings – Permitted	

Performance Standards

PERFORMANCE STANDARDS	FRANKLIN 2 SUB-PRECINCT A	FRANKLIN 2 SUB-PRECINCT B	H5 RESIDENTIAL – MIXED HOUSING URBAN ZONE	H6 RESIDENTIAL – TERRACE HOUSE AND APARTMENT BUILDINGS ZONE	MEDIUM DENSITY RESIDENTIAL STANDARDS	NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020
Land use controls Note: any activity that does not comply with the land use controls is a Non-complying Activity						
Density	No density limits apply where dwellings are proposed in the Franklin residential sub-precincts.	No density limits apply where dwellings are proposed in the Franklin residential sub-precincts.	N/A	N/A		
Framework Plans	Any application must comply with the requirements for a framework plan and may seek consent for the following land uses: <ul style="list-style-type: none"> • mix and location of housing types • public open spaces, community or social infrastructure • blocks, roads and pedestrian connections • stormwater, water and wastewater infrastructure • earthworks associated with development • vehicle accessways • pedestrian, cycle and other transport connections 	Any application must comply with the requirements for a framework plan and may seek consent for the following land uses: <ul style="list-style-type: none"> • mix and location of housing types • public open spaces, community or social infrastructure • blocks, roads and pedestrian connections • stormwater, water and wastewater infrastructure • earthworks associated with development • vehicle accessways • pedestrian, cycle and other transport connections 	N/A	N/A		
Development controls Note: buildings that infringe three or more of the following development controls are a Restricted Discretionary Activity: building height, height in relation to boundary, yards, maximum impervious area, building coverage, landscaping, outlook			Development controls Note: buildings that infringe ‘standards to be complied with’ are a Restricted Discretionary Activity			
Building Height	<u>4.2 Height</u> Building height must not exceed the below measures: <ul style="list-style-type: none"> • 10m <i>Note: except that 50% of a building’s roof, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more</i>	<u>4.2 Height</u> Building height must not exceed the below measures: <ul style="list-style-type: none"> • 13.5m 	<u>H5.6.4. Building height</u> Building height must not exceed the below measures: <ul style="list-style-type: none"> • 11m 	<u>H6.6.5. Building height</u> Building height must not exceed the below measures: <ul style="list-style-type: none"> • 16m 	<u>Height</u> <ul style="list-style-type: none"> • 11m 	<u>Height</u> <ul style="list-style-type: none"> • 6 storeys within a walkable catchment of a rapid transit stop
Height in relation to boundary ('HIRB')	<u>4.3 Height in relation to boundary</u> Buildings must not project beyond a recession plane that begins vertically above ground level on side and rear boundaries: <ul style="list-style-type: none"> • 45° measured at 3m. <i>Note: the control does not apply where a common wall is proposed.</i>	<u>4.3 Height in relation to boundary</u> Buildings must not project beyond a recession plane that begins vertically above ground level on side and rear boundaries: <ul style="list-style-type: none"> • For 50% of the side boundary – 45° measured at 4.5m and set back 1m for every additional metre in height. • For remaining 50% of buildings – 45° measured at 3m. <i>Note: the control does not apply where a common wall is proposed.</i>	<u>H5.6.5. Height in relation to boundary</u> Buildings must not project beyond a recession plane that begins vertically above ground level on side and rear boundaries: <ul style="list-style-type: none"> • 45° measured at 3m. <i>Note: this standard does not apply to a boundary adjoining a business zone, or open space zone that is greater than 2,000m² and is greater than 20m in width.</i>	<u>H5.6.6. Height in relation to boundary</u> Buildings must not project beyond a recession plane that begins vertically above ground level on side and rear boundaries: <ul style="list-style-type: none"> • 45° measured at 3m. <i>Note: this standard does not apply to a boundary adjoining a business zone, or open space zone that is greater than 2,000m² and is greater than 20m in width.</i>	<u>Height in relation to boundary</u> <ul style="list-style-type: none"> • 60° measured at 4m 	<u>Height in relation to boundary</u> <ul style="list-style-type: none"> • 6 storeys within a walkable catchment of a rapid transit stop

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Alternative height in relation to boundary ('AHIRB')	N/A	N/A	<p><u>H5.6.6 Alternative height in relation to boundary</u></p> <p>Development within 20m of the site frontage can apply this control as an alternative to H5.6.5</p> <p>Buildings must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).</p>	<p><u>H6.6.7 Alternative height in relation to boundary</u></p> <p>Development within 20m of the site frontage can apply this control as an alternative to H5.6.5</p> <p>Buildings must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).</p>	N/A	N/A
Yards	<p><u>4.5. Yards</u></p> <ul style="list-style-type: none"> Front: 2.5m (except where there is a provision for garages and carports where setback is 5m). Riparian: 10m from the edge of all permanent and intermittent streams. Open Space: 3m where the rear boundary adjoins land zoned open space. Rural: 15m from the boundary applies on sites identified in the precinct plan. 	<p><u>4.5. Yards</u></p> <ul style="list-style-type: none"> Front: 1m (except where there is a provision for garages and carports where setback is 5m). Riparian: 10m from the edge of all permanent and intermittent streams. Open Space: 3m where the rear boundary adjoins land zoned open space. Rural: N/A 	<p><u>H5.6.8. Yards</u></p> <ul style="list-style-type: none"> Front: 2.5m Rear: 1m Side: 1m Riparian: 10m from the edge of all permanent and intermittent streams Lakeside yard: 30m 	<p><u>H6.6.9. Yards</u></p> <ul style="list-style-type: none"> Front: 1.5m Rear: 1m Side: 1m Riparian: 10m from the edge of all permanent and intermittent streams Lakeside yard: 30m 	<p><u>Yards</u></p> <ul style="list-style-type: none"> Front: 1.5m Rear: 1m Side: 1m 	
Maximum impervious area	<p><u>4.6 Maximum impervious area</u></p> <ul style="list-style-type: none"> Detached dwellings greater than or equal to 300m²: 60% impervious area. Detached dwellings less than 300m²: 70% impervious area. Attached dwellings – 70% impervious area. Apartment buildings – 100% impervious area. 	<p><u>4.6 Maximum impervious area</u></p> <ul style="list-style-type: none"> Detached dwellings greater than or equal to 300m²: 60% impervious area. Detached dwellings less than 300m²: 70% impervious area. Attached dwellings – 70% impervious area. Apartment buildings – 100% impervious area. 	<p><u>H5.6.9. Maximum impervious area</u></p> <ul style="list-style-type: none"> Site area – 60% impervious area. Riparian yard, lakeside yard and coastal protection yard – 10% impervious area. 	<p><u>H6.6.10. Maximum impervious area</u></p> <ul style="list-style-type: none"> Site area – 70% impervious area. Riparian yard, lakeside yard and coastal protection yard – 10% impervious area. 	N/A	
Building coverage	<p><u>4.7 Building coverage</u></p> <ul style="list-style-type: none"> Detached dwellings greater than or equal to 300m²: 40% impervious area. Detached dwellings less than 300m²: 50% impervious area. Attached dwellings – 55% impervious area. Apartment building(s) – Does not apply. 	<p><u>4.7 Building coverage</u></p> <ul style="list-style-type: none"> Detached dwellings greater than or equal to 300m²: 40% impervious area. Detached dwellings less than 300m²: 50% impervious area. Attached dwellings – 55% impervious area. Apartment building(s) – Does not apply. 	<p><u>H5.6.10. Building coverage</u></p> <ul style="list-style-type: none"> Net site area – 45% building coverage 	<p><u>H6.6.11. Building coverage</u></p> <ul style="list-style-type: none"> Net site area – 50% building coverage 	<p>Building coverage</p> <ul style="list-style-type: none"> 50% 	
Landscaping	<p><u>4.8 Landscaping</u></p> <ul style="list-style-type: none"> A site occupied by detached dwellings greater than or equal to 300m²: 40% landscaped area. A site occupied by detached dwellings less than 300m²: 30% landscaped area. 	<p><u>4.8 Landscaping</u></p> <ul style="list-style-type: none"> A site occupied by detached dwellings greater than or equal to 300m²: 40% landscaped area. A site occupied by detached dwellings less than 300m²: 30% landscaped area. 	<p><u>H5.6.11. Landscaped area</u></p> <ul style="list-style-type: none"> Net site area – 35% landscaped area Front yard – 50% landscaped area 	<p><u>H6.6.12. Landscaped area</u></p> <ul style="list-style-type: none"> Net site area – 30% landscaped area 	<p><u>Landscaped area</u></p> <ul style="list-style-type: none"> Developed site – 20% 	

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	<ul style="list-style-type: none"> A site occupied by attached dwellings – 30% landscaped area. <p><i>Note: the control does not apply to sites occupied by apartment buildings or retirement villages.</i></p>	<ul style="list-style-type: none"> A site occupied by attached dwellings – 30% landscaped area. <p><i>Note: the control does not apply to sites occupied by apartment buildings or retirement villages.</i></p>				
Outlook	<p><u>4.9 Privacy</u></p> <ul style="list-style-type: none"> Primary outlook (principal living room) – 6m x 4m Secondary outlook (other habitable rooms) – 3m x 3m No outlook (non-habitable rooms) – 0m Apartments – 15m setback between the primary outlook of two apartments which face each other. <p><i>Note: outlook spaces must be clear and unobstructed by buildings and not extend over adjacent sites.</i></p>	<p><u>4.9 Privacy</u></p> <ul style="list-style-type: none"> Primary outlook (principal living room) – 6m x 4m Secondary outlook (other habitable rooms) – 3m x 3m No outlook (non-habitable rooms) – 0m Apartments – 15m setback between the primary outlook of two apartments which face each other. <p><i>Note: outlook spaces must be clear and unobstructed by buildings and not extend over adjacent sites.</i></p>	<p><u>H5.6.12 Outlook space</u></p> <ul style="list-style-type: none"> Principal living room – 6m x 4m Principal bedroom – 3m x 3m All other habitable rooms – 1m x 1m <p><i>Note: outlook spaces must be clear and unobstructed by buildings and not extend over adjacent sites or their outlook spaces and outdoor living space.</i></p>	<p><u>H6.6.13 Outlook space</u></p> <ul style="list-style-type: none"> Principal living room – 6m x 4m Principal bedroom – 3m x 3m All other habitable rooms – 1m x 1m <p><i>Note: outlook spaces must be clear and unobstructed by buildings and not extend over adjacent sites or their outlook spaces and outdoor living space.</i></p>	<p><u>Outlook space</u></p> <ul style="list-style-type: none"> Principal living room 4m x 4m All other habitable rooms – 1m x 1m 	
Daylight	<p><u>4.15 Daylight to dwellings</u></p> <p>The daylight to dwellings controls do not apply.</p>	<p><u>4.15 Daylight to dwellings</u></p> <p>The daylight to dwellings controls do not apply.</p>	<p><u>H5.6.13 Daylight</u></p> <p>Where opposite buildings contain principal living room or bedroom windows:</p> <p>part of a building higher than 3m opposite buildings in the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55° arch from the centre of the window.</p>	<p><u>H6.6.14 Daylight</u></p> <p>Where opposite buildings contain principal living room or bedroom windows:</p> <p>part of a building higher than 3m opposite buildings in the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55° arch from the centre of the window.</p>	N/A	
Outdoor living space	<p><u>4.10 Outdoor living space</u></p> <p>The requirement for an outdoor living space applies to detached and attached dwellings at ground level with 3 or more bedrooms; principal living rooms above ground level and entire dwellings located above ground level:</p> <ul style="list-style-type: none"> Ground level dwelling – at least 40m²; free of buildings, parking spaces and servicing and manoeuvring areas, and has no dimension less than 1m. Principal living room at ground level – a delineated area measuring at least 20m²; no dimension less than 4; directly accessible from principal living room; has a gradient not exceeding 1 in 20. Principal living room above ground level – must include a balcony or roof terrace that is directly accessible from the principal living room; minimum area of 8m²; minimum depth of 2.4m. 	<p><u>4.10 Outdoor living space</u></p> <p>The requirement for an outdoor living space applies to detached and attached dwellings at ground level with 3 or more bedrooms; principal living rooms above ground level and entire dwellings located above ground level:</p> <ul style="list-style-type: none"> Ground level dwelling – at least 40m²; free of buildings, parking spaces and servicing and manoeuvring areas, and has no dimension less than 1m. Principal living room at ground level – a delineated area measuring at least 20m²; no dimension less than 4; directly accessible from principal living room; has a gradient not exceeding 1 in 20. Principal living room above ground level – must include a balcony or roof terrace that is directly accessible from the principal living room; minimum area of 8m²; minimum depth of 2.4m. 	<p><u>H5.6.14 Outdoor living space</u></p> <p>The requirement for an outdoor living space applies to dwellings, supported residential care and boarding houses:</p> <ul style="list-style-type: none"> Ground level – at least 20m²; has no dimension less than 4m and a gradient not exceeding 1 in 20 where located at ground level; at least 5m² and a minimum dimension of 1.8m in the form of a balcony etc.; is accessible from the building; free of buildings, parking spaces, servicing and manoeuvring areas. Above ground level – must include a balcony or roof terrace or patio that is 5m² with a minimum dimension of 1.8m for studios and 1 bedrooms; at least 8m² for two or more bedrooms with a minimum dimension of 1.8m; is accessible from the building (a balcony or roof terrace is not required where the net internal floor area is 35m² for 	<p><u>H5.6.15 Outdoor living space</u></p> <p>The requirement for an outdoor living space applies to dwellings, supported residential care and boarding houses:</p> <ul style="list-style-type: none"> Ground level – at least 20m²; has no dimension less than 4m and a gradient not exceeding 1 in 20 where located at ground level; at least 5m² and a minimum dimension of 1.8m in the form of a balcony etc.; is accessible from the building; free of buildings, parking spaces, servicing and manoeuvring areas. Above ground level – must include a balcony or roof terrace or patio that is 5m² with a minimum dimension of 1.8m for studios and 1 bedrooms; at least 8m² for two or more bedrooms with a minimum dimension of 1.8m; is accessible from the building (a balcony or roof terrace is not required where the net internal floor area is 35m² for 	<p><u>Outdoor living space</u></p> <ul style="list-style-type: none"> Ground level – 20m² that has no dimension less than 3m; at least 8m² and a minimum dimension of 1.8m; is accessible from the building; free of buildings, parking spaces, servicing and manoeuvring areas; may be grouped cumulatively. Above ground level - must include a balcony, patio or roof terrace that is 8m² and a minimum dimension of 1.8m; is accessible from the building; may be grouped cumulatively 	

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	<ul style="list-style-type: none"> Detached or attached dwelling at ground level: <ul style="list-style-type: none"> Studio or 1 bedroom – unobstructed 20m²; no dimension less than 3; accessible from the unit. 2 bedrooms – unobstructed 25m²; no dimension less than 4m; accessible from the unit. Entire dwelling above ground level – must include a balcony or roof terrace that is at least 10m²; minimum depth of 2.4m. 	<ul style="list-style-type: none"> Detached or attached dwelling at ground level: <ul style="list-style-type: none"> Studio or 1 bedroom – unobstructed 20m²; no dimension less than 3; accessible from the unit. 2 bedrooms – unobstructed 25m²; no dimension less than 4m; accessible from the unit. Entire dwelling above ground level – must include a balcony or roof terrace that is at least 10m²; minimum depth of 2.4m. 	<p>a studio and 50m² for 1-2 bedrooms).</p> <p><i>Note: extra controls apply for outdoor living spaces located south of a building.</i></p>	<p>a studio and 50m² for 1-2 bedrooms).</p> <p><i>Note: extra controls apply for outdoor living spaces located south of a building.</i></p>		
Fences	<u>4.12 Fences</u> <ul style="list-style-type: none"> Road boundary or adjoining open space – 1.2m in height. Front boundary – 1.2m in height. Side boundary (fence between adjoining properties) – setback 1m from the front corner building. Rear boundary – 1.8m, and where facing onto a lane it must be 50% visually permeable. 	<u>4.12 Fences</u> <ul style="list-style-type: none"> Road boundary or adjoining open space – 1.2m in height. Front boundary – 1.2m in height. Side boundary (fence between adjoining properties) – setback 1m from the front corner building. Rear boundary – 1.8m, and where facing onto a lane it must be 50% visually permeable. 	<u>H5.6.15. Front, side and rear fences and walls</u> <ul style="list-style-type: none"> Front boundary – 1.4m in height; or 1.8m in height for no more than 50% of the frontage and 1.4m for the remainder; or 1.8m in height if 50% visually open Side, rear, coastal protection, lakeside, or riparian yards – 2m. 	<u>H5.6.16. Front, side and rear fences and walls</u> <ul style="list-style-type: none"> Front boundary – 1.4m in height; or 1.8m in height for no more than 50% of the frontage and 1.4m for the remainder; or 1.8m in height if 50% visually open Side, rear, coastal protection, lakeside, or riparian yards – 2m. 	N/A	
Minimum dwelling size	<u>4.14 Minimum dwelling size</u> Dwellings must have a minimum net internal floor area of 45m ² for a one bedroom.	<u>4.14 Minimum dwelling size</u> Dwellings must have a minimum net internal floor area of 45m ² for a one bedroom.	<u>H5.6.16 Minimum dwelling size</u> Dwellings must have a minimum net internal floor area as follows: <ul style="list-style-type: none"> 30m² for studio dwellings. 45m² for 1-2 bedrooms. 	<u>H6.6.17 Minimum dwelling size</u> Dwellings must have a minimum net internal floor area as follows: <ul style="list-style-type: none"> 30m² for studio dwellings. 45m² for 1-2 bedrooms. 	N/A	
Minimum dimensions of principal living rooms or principal bedrooms	<u>4.16 Minimum dimensions of principal living rooms or principal bedrooms</u> The minimum dimensions of principal living rooms or principal bedrooms do not apply in this precinct.	<u>4.16 Minimum dimensions of principal living rooms or principal bedrooms</u> The minimum dimensions of principal living rooms or principal bedrooms do not apply in this precinct.	N/A	N/A		
Rainwater tanks	N/A	NA	<u>H5.6.17 Rainwater tanks</u> Rainwater tanks are Permitted Activity given they comply with this standard which controls location and design.	<u>H5.6.18 Rainwater tanks</u> Rainwater tanks are Permitted Activity given they comply with this standard which controls location and design.		
Windows to street and private vehicle and pedestrian accessways	N/A	N/A	N/A	N/A		
Deep soil area and canopy tree	N/A	N/A	N/A	N/A		
Safety and privacy buffer from private pedestrian and vehicle accessways	N/A	N/A	N/A	N/A		

PERFORMANCE STANDARDS	FRANKLIN 2 SUB-PRECINCT A	FRANKLIN 2 SUB-PRECINCT B	H5 RESIDENTIAL – MIXED HOUSING URBAN ZONE	H6 RESIDENTIAL – TERRACE HOUSE AND APARTMENT BUILDINGS ZONE	MEDIUM DENSITY RESIDENTIAL STANDARDS	NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020
Residential waste management	<u>4.17 Servicing and Waste</u> <ul style="list-style-type: none"> A site containing 10 more dwellings must provide a communal storage area for waste with a min area of 1.25m² per dwelling and 30% of total floor area of the storage area for manoeuvring. 	<u>4.17 Servicing and Waste</u> <ul style="list-style-type: none"> A site containing 10 more dwellings must provide a communal storage area for waste with a min area of 1.25m² per dwelling and 30% of total floor area of the storage area for manoeuvring. 	N/A	N/A		
Dwellings fronting the street	<u>4.11 Dwellings fronting the street</u> The underlying MHU zoning control for dwellings fronting the street does not apply to this precinct.	<u>4.11 Dwellings fronting the street</u> The underlying MHU zoning control for dwellings fronting the street does not apply to this precinct.	Dwellings fronting the street control no longer operative.	Dwellings fronting the street control no longer operative.		
Garages	<u>4.13 Garages</u> <ul style="list-style-type: none"> A garage door facing a street must be no greater than 50% of the width of the front elevation of the dwelling. A garage door must not project forward of the front elevation of the dwelling. Setback 5m from front boundary. 	<u>4.13 Garages</u> <ul style="list-style-type: none"> A garage door facing a street must be no greater than 50% of the width of the front elevation of the dwelling. A garage door must not project forward of the front elevation of the dwelling. Setback 5m from front boundary. 	N/A	N/A		
Water and Wastewater	<u>4.18 Water and Wastewater</u> At the framework plan stage, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.	<u>4.18 Water and Wastewater</u> At the framework plan stage, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.	N/A	N/A		
Storage	<u>4.19 Storage</u> <ul style="list-style-type: none"> A development of 5 or more dwellings must provide storage of at least 4m³ (excluding storage in kitchens and bedroom wardrobes) and may be within or external to the dwelling. The required storage must include a single space with internal dimensions of at least 2m³. 	<u>4.19 Storage</u> <ul style="list-style-type: none"> A development of 5 or more dwellings must provide storage of at least 4m³ (excluding storage in kitchens and bedroom wardrobes) and may be within or external to the dwelling. The required storage must include a single space with internal dimensions of at least 2m³. 	N/A	N/A		
Universal access	<u>4.20 Universal access</u> Standard to control design so residential development provides appropriate access and use for all people and abilities.	<u>4.20 Universal access</u> Standard to control design so residential development provides appropriate access and use for all people and abilities.	N/A	N/A		