

Table 1 – Site Areas and Dimensions for Forms of Residential Development

RESIDENTIAL ZONE	Minimum Site AREA per dwelling (square metres)					Minimum site ROAD FRONTAGE per dwelling (metres)				
	Detached	Semi-detached	Group	Row	Other	Detached	Semi-detached*	Group	Row**	Residential Flat Building
East Plains	800	800	800	X	X	20 (avg width)	20 (avg width)	20 (avg width)	X	x
Central Plains										
Area 8	500	425	400	400	400	15	9	12	7/8‡	18
Area 9	550	450	450	450	450	15	9	12	7/8‡	18
Area 10	500	425	400	400	400	15	9	12	7/8‡	18
Area 11	350	350	350	350	350	15	9	12	7/8‡	18
Foothills										
Slope less than 1:8	700	450	500	X	X	12	9	12	X	X
Slope between 1:4 and 1:8	900	X	700	X	X	15	X	15	X	X
Slope greater than 1:4	1,200	X	900	X	X	20	X	20	X	X
Hills										
Slope less than 1:8	1,200	600	700	X	600	12	11	X	X	11
Slope between 1:4 and 1:8	1,500	X	1,200	X	X	21	X	X	X	X
Slope greater than 1:4	2,000	X	1,600	X	X	30	X	X	X	X
Blackwood Urban	450	-	-	-	-	15	9	12	7/8	18

X Non-complying or non-conforming

***** Where applicable, frontage to be increased to 12m where a site has a frontage onto an arterial road

****** Width increases to 8m where no provision is made for vehicle access at the rear of each dwelling site

NB: Land division in Central Plains Zone creating an allotment with a frontage of less than 9 metres to a public road is non-complying

‡ 7m where provision is made for vehicle access at rear of each dwelling site

8m where no provision is made for vehicle access at rear of each dwelling site