

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

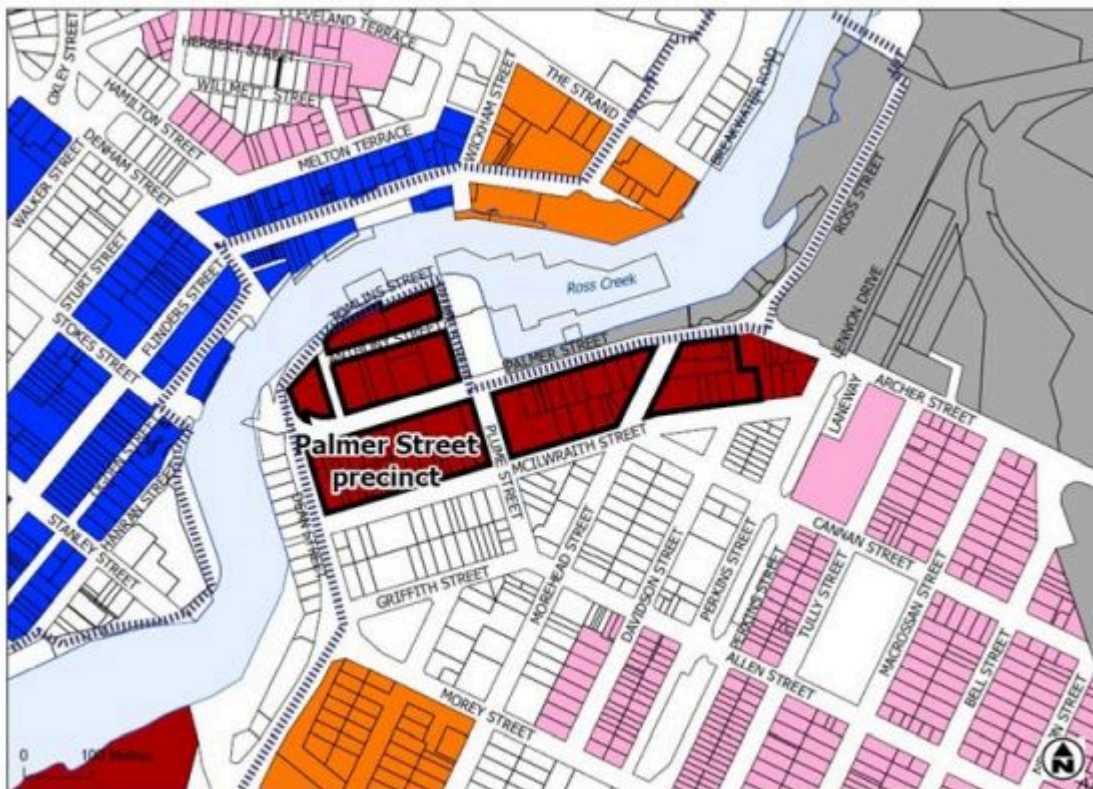
6.2.3.2 Purpose

- (1) The purpose of the High density residential zone is to provide for---
 - (a) high density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents
- (2) The local government purpose of the zone is to:
 - (a) optimise opportunities for higher density living close to the city's principal centre, in order to maximise accessibility to services, employment and public transport, promote affordable living and maximise day and night-time vibrancy of the centres;
 - (b) maintain a level of residential amenity that is consistent with an inner urban and near centre lifestyle; and
 - (c) create well-designed built form and public spaces that are pedestrian friendly and provide opportunities for community interaction.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development provides for high-rise and high density multiple dwellings and short-term accommodation in locations clustered around or near the principal centre;
 - (b) building height steps down from taller buildings in the Principal centre zone, and is generally up to 12 storeys;
 - (c) development maintains a high level of residential amenity on the site and in the neighbourhood;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public and active transport use;
 - (e) development is supported by transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
 - (f) non-residential uses occur where they directly support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Palmer Street precinct:

- (a) this precinct continues to grow as Townsville's primary contemporary entertainment and accommodation destination;
- (b) Palmer Street is the continued focus for the establishment of restaurants, cafes and retail at the ground floor within a high quality streetscape;
- (c) permanent residential accommodation occurs within this precinct where it does not compromise the function of Palmer Street as an entertainment destination;
- (d) the public realm along the Ross Creek waterfront is of a high quality and provides continuous pedestrian access including the linking of the north and south banks by a new pedestrian bridge; and
- (e) large-scale offices and other commercial activities are not established within the precinct.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.



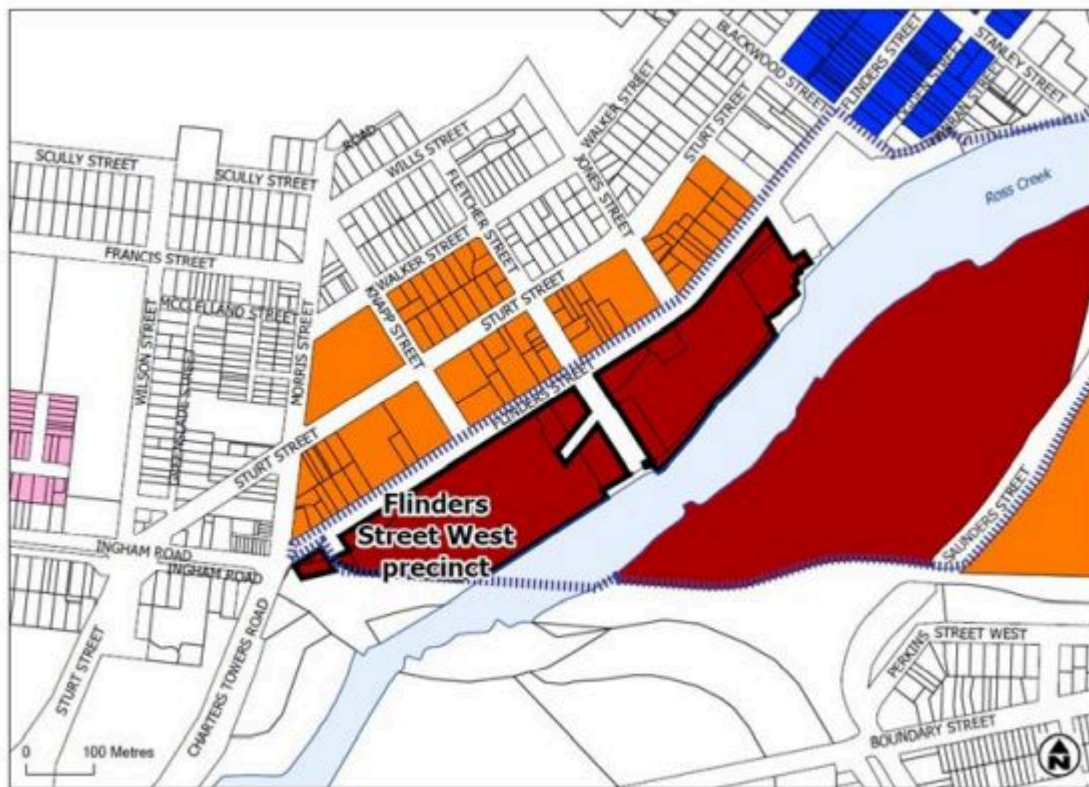
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Figure 6.41 - Palmer Street precinct

Flinders Street West precinct:

- (a) this precinct grows to accommodate high density residential living;
- (b) residential accommodation is provided in slender towers and takes advantage of the amenity of Ross Creek and views of Castle Hill, whilst protecting the heritage values of the historic railyards area;
- (c) a hub of cultural activities is established within the historic railyards area, including a mix of education and entertainment activities;
- (d) high quality public realm in and around the rail buildings is created and utilised for informal and formal performance spaces or events. Dining and local convenience retail may be located at ground storey; and
- (e) new pedestrian connections are established within the precinct to:
 - (i) provide a linear connection along the edge of Ross Creek;
 - (ii) provide new connections to the Railway Estate precinct;
 - (iii) enhance the connectivity provided by the east west heritage rail path; and
 - (iv) provide connectivity within the precinct.

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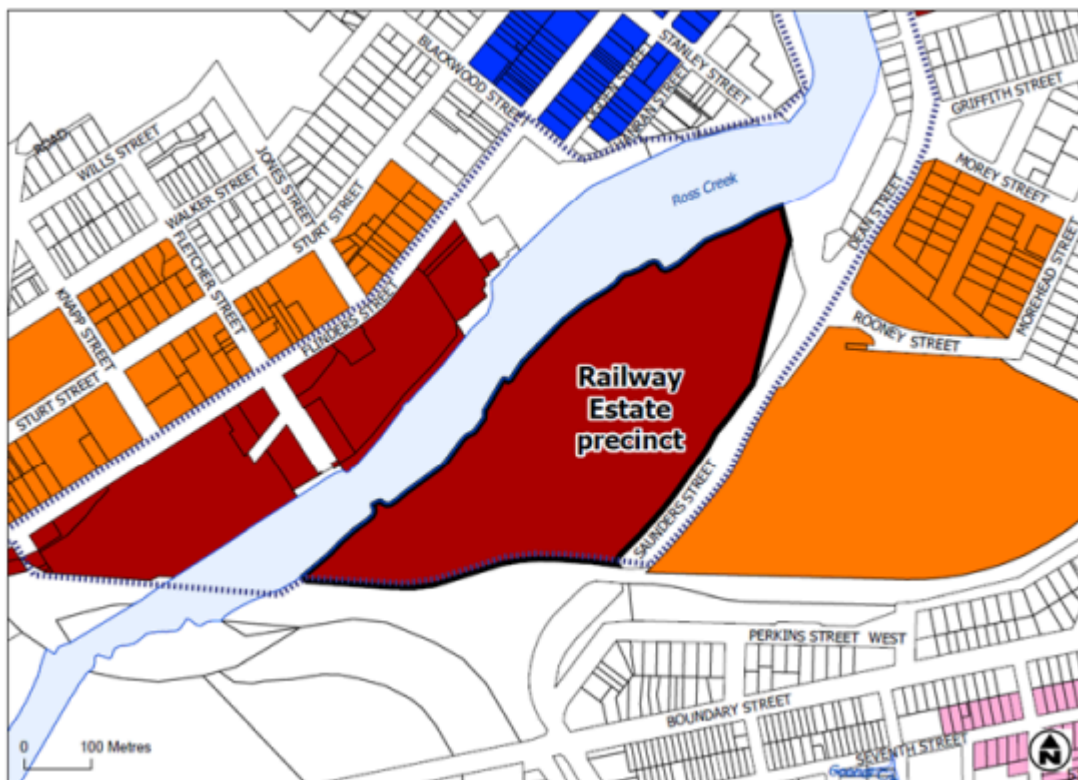
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Figure 6.42 - Flinders Street West precinct

Railway Estate precinct:

- (a) this precinct contains the North Queensland Stadium.
- (b) development capitalises on the precinct's proximity to the principal centre and Ross Creek, and provides a high quality urban environment that compliments the North Queensland Stadium;
- (c) a high level of integration with existing and future development in surrounding areas is achieved, having regard to movement networks, open space and recreational facilities and community infrastructure;
- (d) movement networks are established to promote walking and cycling and public transport; and
- (e) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.

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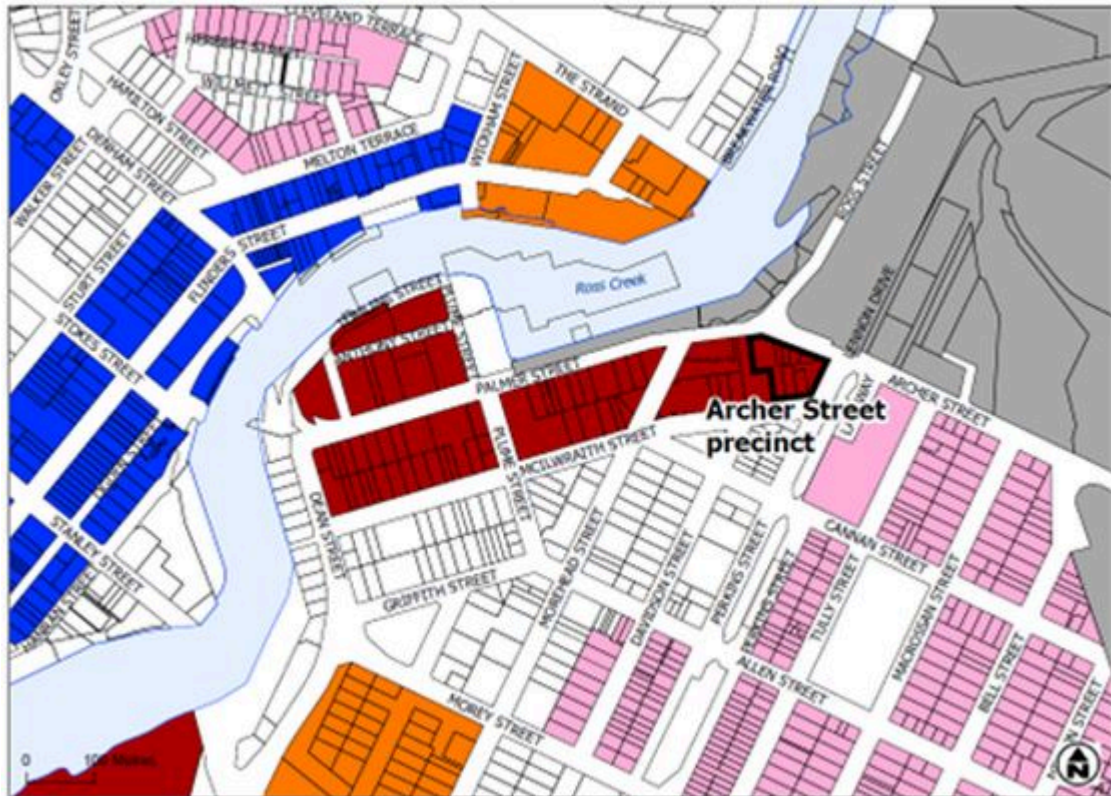


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Figure 6.43 - Railway Estate precinct

Archer Street Precinct:

- (a) this precinct is the continuation of Palmer Street which has a focus on restaurants, cafes and retail at the ground floor within a high quality streetscape;
- (b) development does not adversely impact on the operation of the Port of Townsville
- (c) development must manage the interface between sensitive land uses and port operations to ensure that development minimises potential light, noise, odour, dust and visual impacts from port operations on sensitive land uses.
- (d) the public realm along the Ross Creek waterfront is of a high quality and public access is maintained where practicable to support ease of movement and wayfinding.
- (e) largescale offices and other commercial activities are not established within the precinct.



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Figure 6.44 Archer Street precinct

6.2.3.3 Assessment benchmarks

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	

PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO1.1 The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. Editor's note—Home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code. AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street. AO1.3 Other than where a bed and breakfast or home based child care, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday. AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019.
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Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	

PO2 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO2 Development of the sales office is in place for no more than two years.
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Secondary dwelling

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Secondary dwelling	
PO3 Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	AO3 The secondary dwelling: (a) has a GFA, exclusive of a single carport or garage, of not more than 90m²; and (b) is located not more than 20m from the primary house.

Bar and Food and drink outlet

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development (Part)	
Bar and Food and drink outlet	
PO4 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO4.1 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019 .
PO5 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO5.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO5.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	

PO6 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO7 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO8 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
PO9 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	AO9.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.46 — Design for casual surveillance illustrates
	AO9.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

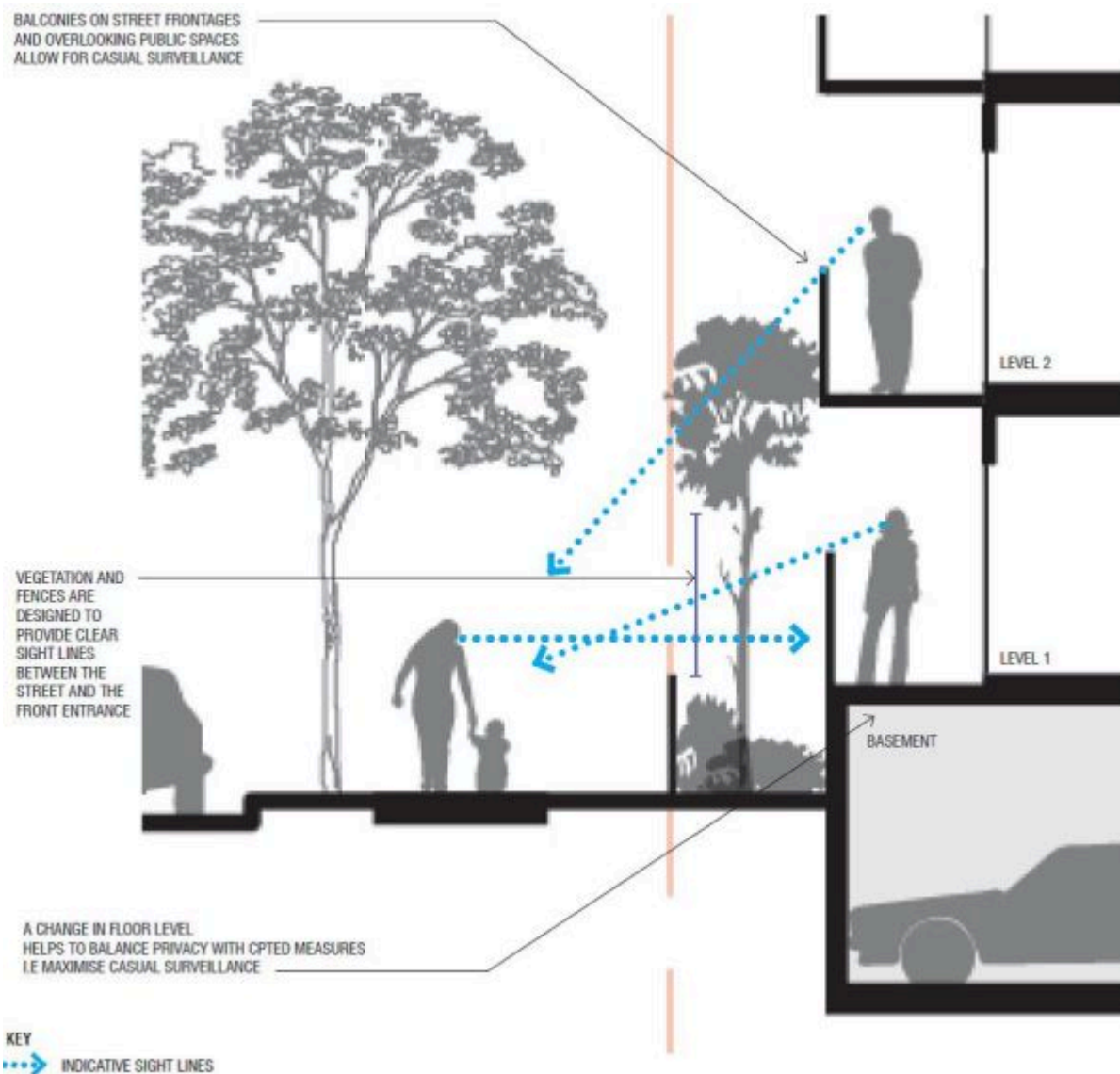


Figure 6.46 – Design for casual surveillance

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO10 Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages for a premises on a corner; (f) at lower levels creates human/pedestrian scale experiences; (g) for upper levels, frames streets and public spaces; (h) elements which assist in wayfinding and legibility; and (i) elements which relates to the context including surrounding buildings, parks, streets and open spaces. Figure 6.47 – Building design elements provides indicative guidance.	No acceptable outcome is nominated.

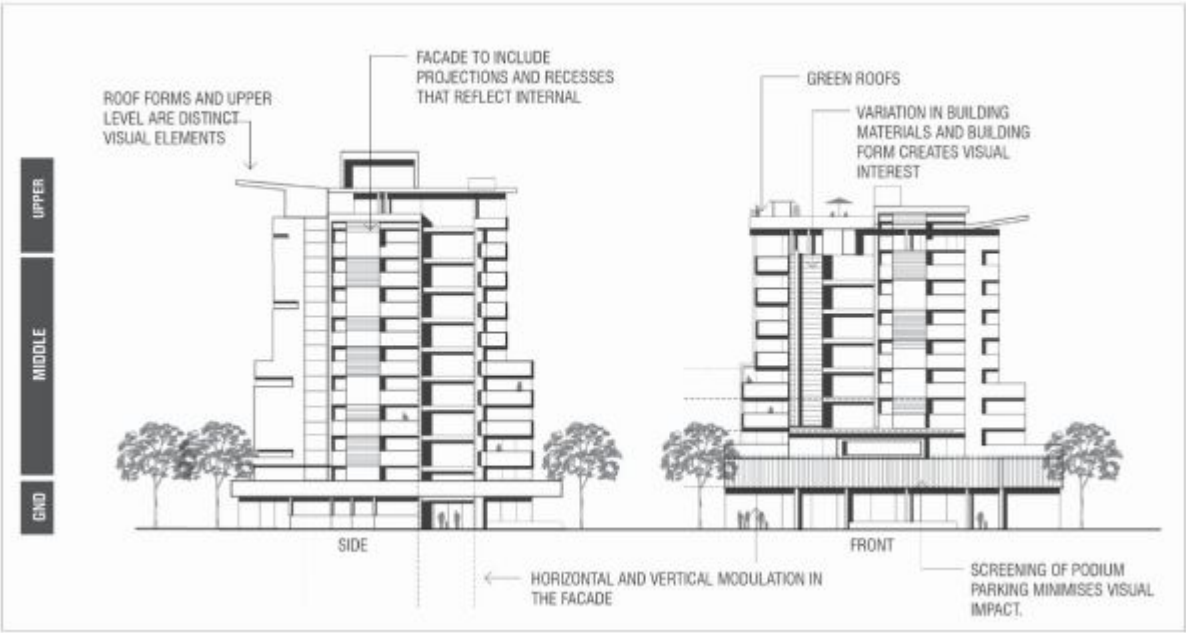


Figure 6.47 – Building design elements

PO11 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.
PO12 The overall shape, configuration and placement of buildings create usable outdoor spaces.	No acceptable outcome is nominated.
PO13 Building height and scale, maintains the primacy of the principal centre and is consistent with the character desired for the precinct.	AO13 Building height does not exceed 12 storeys.
PO14 The size of the development site allows for primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	AO14 Where accommodating a building of 5 storeys or more, development sites have a minimum size of 1,000m ² .
PO15 Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (c) do not prejudice the development or amenity of adjoining land; (d) retain the openness of street vistas, including to the sky, along major elements of the city grid; and (e) transition to lower scale heritage places and precincts.	AO15 The design meets the setback requirements outlined by Table 6.2.3.3(b) - Building setbacks High density residential zone unless varied by a relevant precinct.
PO16 Built to boundary walls do not impact on the amenity or privacy of adjoining premises. Editor's note —Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.	AO16 Built to boundary walls: (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room on an adjoining site; (c) have a maximum height of 3m; and (d) have a maximum length of 15m.
PO17 Buildings are designed to achieve good solar access by: (a) minimising the extent of shadows on usable private open space or public spaces; and (b) maintaining access to sunlight for habitable rooms within adjoining premises.	No acceptable outcome is nominated.
PO18 Building caps and rooftops contribute to the: (a) architectural design of the building; and (b) the creation of an attractive roofscape.	No acceptable outcome is nominated.

PO19 Roof top levels incorporate open space or recreational spaces for the users of the building or are significantly dedicated to 'green roof' vegetation.	No acceptable outcome is nominated.
PO20 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	AO20.1 Balconies are provided with a minimum area of 9m ² for 1 bedroom unit or 16m ² for 2 or more bedroom unit, with a minimum dimension 4m and clear of any air conditioning unit or drying space.
	AO20.2 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO20.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO21 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	AO21 No acceptable outcome is nominated.
PO22 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.
PO23 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian-friendly and visually interesting frontages.	AO23.1 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum of 0.5m for any length of the facade exceeding 10m.
	AO23.2 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO24 Where incorporating ground floor non-residential use, weather protection is provided to usable outdoor spaces at the street frontage.	AO24 Awnings are provided over outdoor spaces.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
PO25 Parking facilities are located to be concealed from public view to ensure an attractive streetscape. Figure 6.48 — Concealment of parking structures.	No acceptable outcome is nominated.

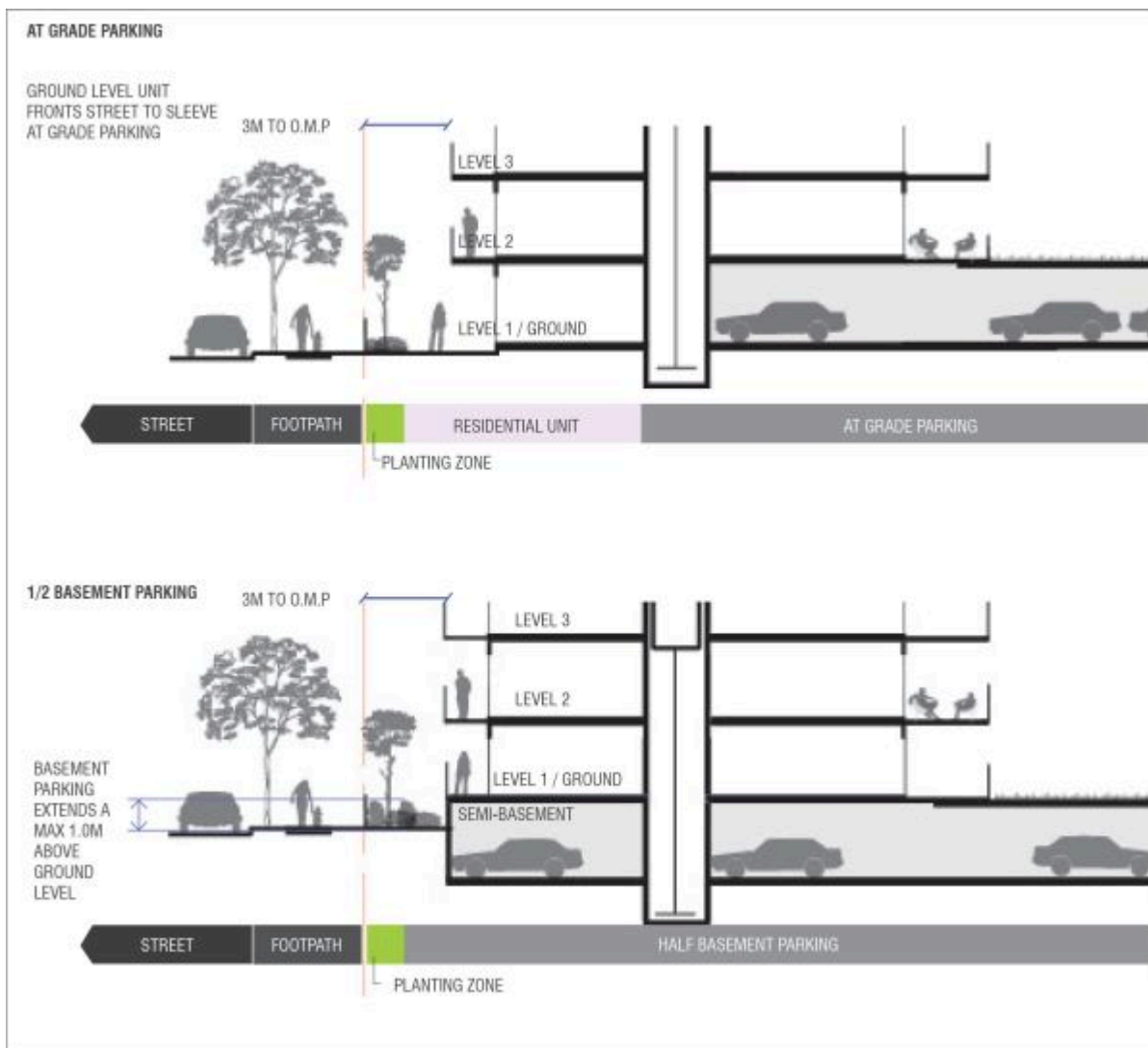


Figure 6.48 – Concealment of parking structures

PO26 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.
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Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development — where a non-residential use	
PO27 Non-residential uses establish only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Palmer Street precinct	
PO28 Building height transitions down to create a low-rise interface with the Ross Creek Marina.	AO28 Building height is in accordance with Figure 6.49 — Palmer Street precinct concept plan.
PO29 The design of buildings contributes to the creation of an interesting and attractive streetscape along Palmer Street by: (a) creating an entry aesthetic which defines the street edge with a high density built form; and (b) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.	No acceptable outcome is nominated.
PO30 Development facilitates or supports primarily high density short-term or permanent accommodation uses.	No acceptable outcome is nominated.
PO31 An open space and pedestrian network is provided in accordance with Figure 6.49 — Palmer Street precinct concept plan which: (a) opens up opportunities for residents and visitors to view Ross Creek; and (b) creates quality walkable pathways along the creek edge in an attractive landscaped environment.	No acceptable outcome is nominated.
PO32 A new public space is provided along the Ross Creek frontage in accordance with Figure 6.49 — Palmer Street precinct concept plan which: (a) reduces the impact of traffic or service areas on pedestrians; (b) furnishes the space to provide a range of opportunities for sitting and social interaction; (c) connects the open space in the west with the yacht club in the east; and (d) provides an attractive environment for buildings to front.	No acceptable outcome is nominated.

PO33 On frontages shown on Figure 6.49 — Palmer Street precinct concept plan as having a built form edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by: (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO34 Dining, entertainment and tourist oriented uses occur at ground storey within development identified on the Figure 6.49 — Palmer Street precinct concept plan as active frontage.	No acceptable outcome is nominated.

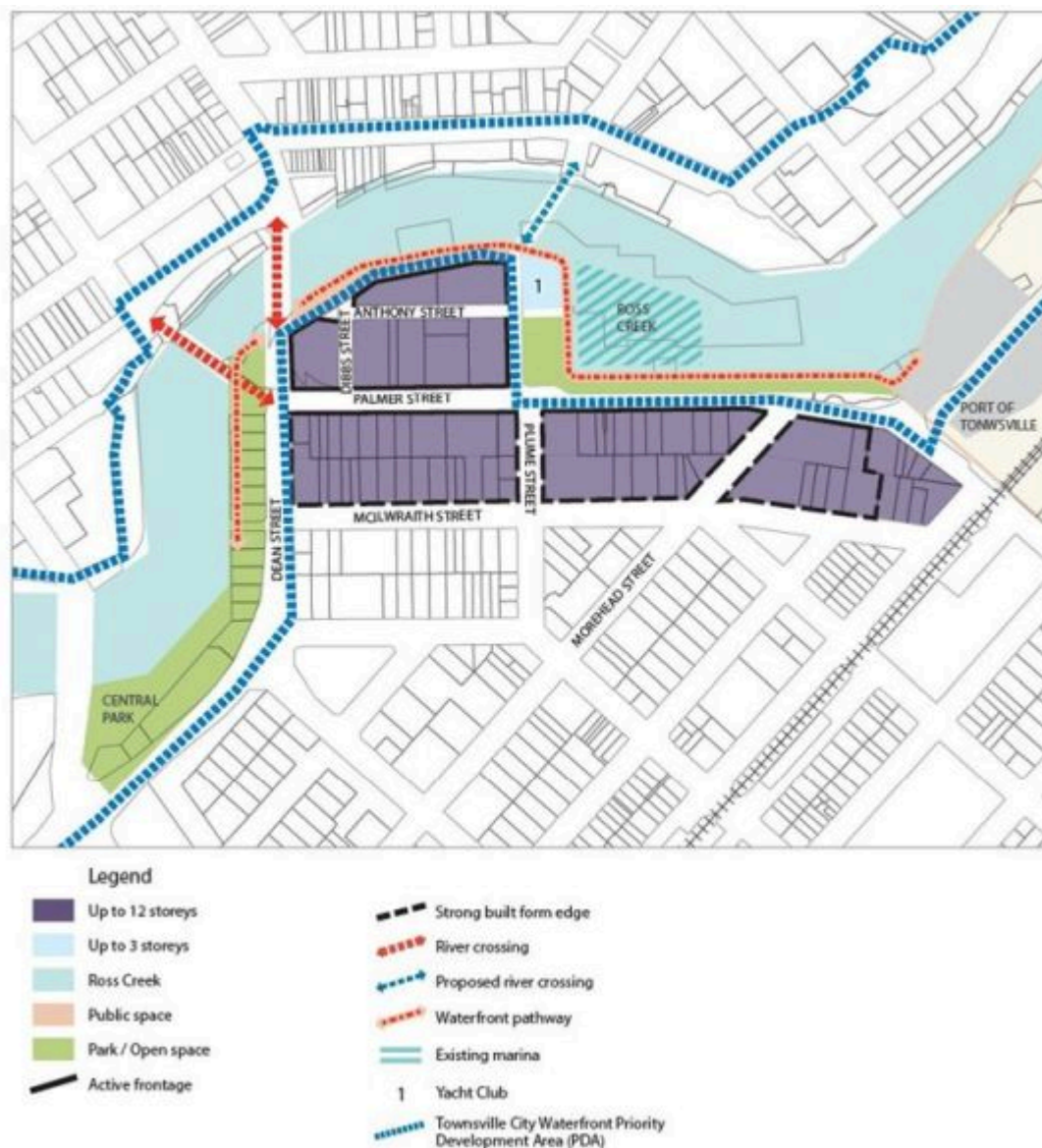


Figure 6.49 - Palmer Street precinct concept plan

PO35 Buildings contribute to the creation of an attractive and activated edge to Ross Creek by having facades which contain windows, doors, materials and features which generate visual interest.	No acceptable outcome is nominated.
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Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Flinders Street West precinct	
PO35 Building height transitions down from the principal centre interface to lower rise buildings around the historic railyards and surrounding neighbourhoods.	AO35 Building height is in accordance with Figure 6.50 — Flinders Street West precinct concept plan.
PO36 Development primarily facilitates or supports high density accommodation uses.	No acceptable outcome is nominated.
PO37 Non-residential uses occur at ground storey and may include small-scale offices, retail, community uses and dining where on an active frontage identified on the Figure 6.50 — Flinders Street West precinct concept plan.	No acceptable outcome is nominated.
PO38 Heritage buildings within the historic railyards are refurbished and reused for educational, cultural and community uses.	No acceptable outcome is nominated.
PO39 The ground floor of all non-heritage buildings within the historic railyards are used for educational, cultural and community uses or complementary activities.	No acceptable outcome is nominated.
PO40 An open space and pedestrian network is provided in accordance with Figure 6.50 — Flinders Street West precinct concept plan. Central access within the precinct is designed to be a pedestrian focused shared zone, ensuring that while vehicle access is available pedestrian accessibility is prioritised.	No acceptable outcome is nominated.
PO41 New development or redevelopment within the historic railyards protects heritage values and provides high quality public realm including: (a) informal and formal performance spaces; and (b) spaces for public events or gatherings.	No acceptable outcome is nominated.

PO42 New public spaces are provided in accordance with Figure 6.50 — Flinders Street West precinct concept plan which: (a) create quality walkable connections to public walkways on the river; (b) reduce the impact of traffic or service areas on pedestrians; (c) furnish the space to provide a range of opportunities for sitting and social interaction; and (d) provide an attractive environment for adjoining buildings to front.	No acceptable outcome is nominated.
PO43 On frontages shown on Figure 6.50 — Flinders Street West precinct concept plan as having a built frontage, buildings contribute to the creation of a strong and pedestrian oriented edge to Ross Creek and the street, by: (a) creating a generally continuous building alignment; (b) providing awnings over the footpaths; and (c) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO44 Where shown as “built frontage” on Figure 6.50 — Flinders Street West precinct concept plan buildings contribute to the creation of an attractive and activated edge to Ross Creek and road frontage by having facades which contain windows, doors, materials and features which generate visual interest.	No acceptable outcome is nominated.

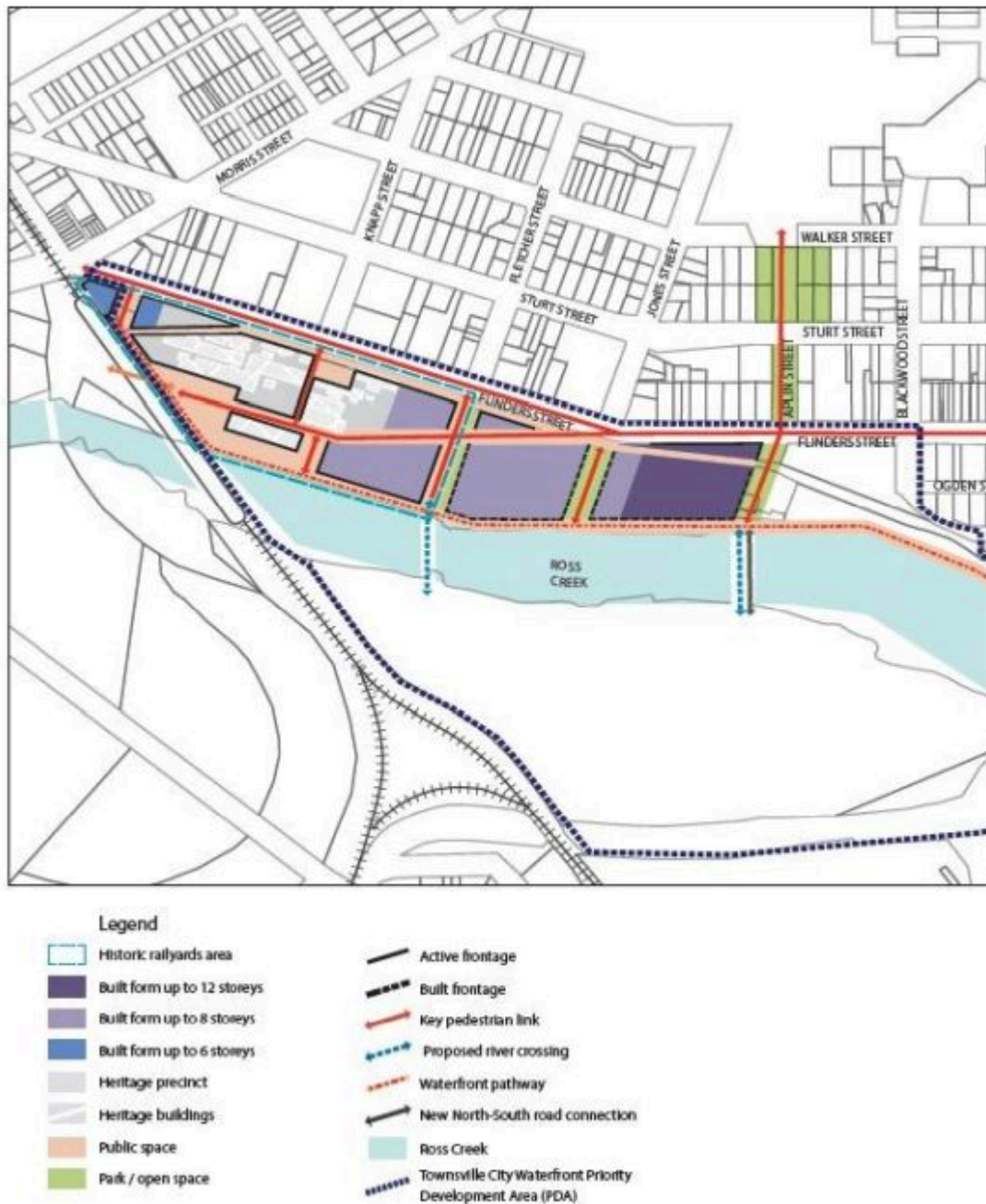


Figure 6.50 - Flinders Street West precinct concept plan

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Railway Estate precinct	
PO45 Development primarily facilitates or supports high density accommodation uses.	No acceptable outcome is nominated.
PO46 Development provides a high quality urban environment which has: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; and (e) active primary frontages with car parking areas sleeved by buildings.	No acceptable outcome is nominated.
PO47 Development does not compromise or compete with the principal centre or successful functioning of other centres in the network.	No acceptable outcome is nominated.
PO48 High level pedestrian and cyclist permeability is achieved, and primary elements of an open space, street and pedestrian network are provided in accordance with Figure 6.51 — Railway Estate precinct concept plan.	No acceptable outcome is nominated.



Figure 6.51 - Railway Estate precinct concept plan

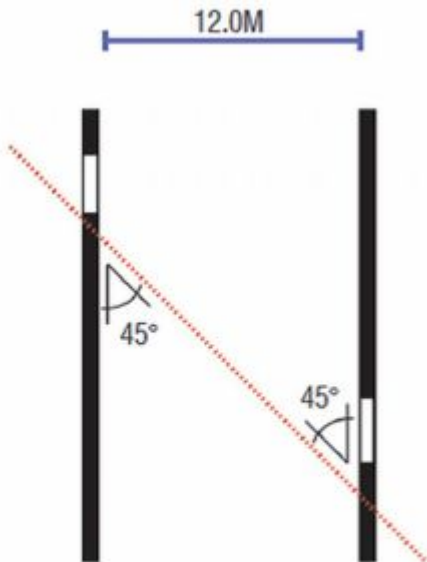
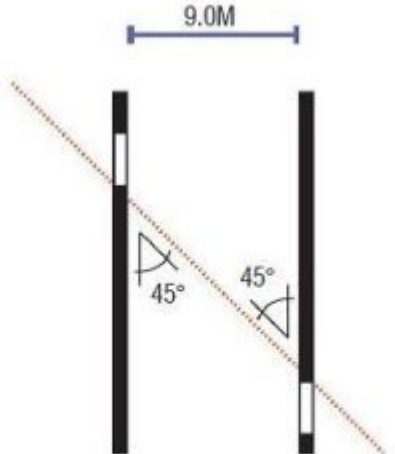
PO49 New development provides high quality public realm including: (a) spaces for public events or gatherings; and (b) the creation of an attractive and activated edge to Ross Creek.	No acceptable outcome is nominated.
PO50 Development is attractively buffered from the railway, to achieve an acceptable level of residential amenity.	No acceptable outcome is nominated.

Table 6.2.3.3(a) Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct based acceptable outcomes take precedence.	
Archer Street precinct	
PO51 Development for multiple dwellings, retirement facilities and short term accommodation does not adversely impact on the operation of the port where amenity impact cannot be appropriately mitigated.	No acceptable outcome is nominated.

PO52 Development that contains lighting is located, designed and orientated to ensure that illumination and glare from the development does not conflict with port operations (e.g. navigation lead lights)	AO52 Outdoor lighting complies with the technical parameters, design, installation, operation and maintenance identified in AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting.
PO53 Development mitigates exposure to potential adverse amenity impacts from the Port operational area on private or communal outdoor spaces including balconies or ground level spaces intended for outdoor uses.	No acceptable outcome is nominated.
PO54 Development provides landscaping in locations where planting will provide a visual buffer to mitigate aesthetic impacts from the Port operational area.	No acceptable outcome is nominated.
PO55 Noise attenuation is incorporated into the built form to reduce exposure to adverse amenity impacts associated with port operations. Note—A report to demonstrate compliance with PO53 may be required which includes assessment using: Environmental Protection (Noise) Policy 2019 AS/NZS 2107:2016 – Acoustics – recommended design sound level and reverberation times for building interiors, or similar noise guidelines	No acceptable outcome is nominated.
PO56 Siting, orientation and building design measures ensure residents or visitors are not adversely affected by amenity impacts associated with the Port operational area.	AO56.1 Development incorporates screening (vegetation and any other measures) between the building and Port operational area. AO56.2 Balconies, doors, windows and openings do not occur on building elevations that overlook the port (partially or directly); AO56.3 Habitable rooms are located and orientated away from the Port operational area

Table 6.2.3.3(b)—Building setbacks High density residential zone

Level	Building	Balconies or outermost projection	Privacy setbacks for balconies/terraces/windows of habitable rooms
Front setbacks			Development provides a minimum separation distance of: (a) 12.0m between windows or balconies that are offset by less than 45 degrees; or  12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45° (b) 9.0m between windows or balconies that are offset by 45 degrees or more.  9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE
Basement	0m	n/a	
Level 1-4	3.0m	1.5m	
Level 5 and above	5.0m	3.0m	
Side setbacks			
Levels 1-2	1.5m or 0m where the adjoining building is built to boundary.		
Levels 3-4	2.5m or 0m where the adjoining building is built to boundary.		
Level 5 and above	3.5m		
Rear setbacks			
Basement	6.0m or 0m where the adjoining building is built to boundary.	n/a	
Level 1		n/a	
Levels 2-4		4.0m	
Level 5 and above		6.0m	