

# PART FIVE PRIVATE REALM GUIDELINES

## Detached and Attached Housing - General Guidelines

### 5.3 Detached and Attached Housing - General Guidelines

The following guidelines have been developed for detached and attached housing within the Bonnyrigg Masterplan area, to deliver high-quality living environments for all residents of Bonnyrigg. These guidelines have been developed to ensure that each dwelling type can be placed adjacent to the other with minimum impact on amenity. As the Masterplan will be realised through staged development, design variations within each dwelling type over time is expected. Future potential design variations will be tested to ensure that dwelling types continue to be complimentary to each other.

#### Lot Size

The size of lots determines the type of dwellings that can be constructed in an area. The following table depicts minimum lot dimensions within Bonnyrigg for each proposed attached and detached dwelling type.

	Minimum Allotment Width	Minimum Allotment Depth	Minimum Number of Street Frontages
Detached House	8.5 metres. 12.5 metres if twin garage.	27.5 metres	1
2 Attached Dwellings	15 metres if garages and car parks located at the rear. 17 metres if garages located at the street front	30 metres	1
3 and 4 Attached Dwellings	20 metres	30 metres	1
6 Attached Dwellings	22 metres	30 metres	2
8 Attached Dwellings	28 metres	30 metres	2

**Note: All allotment widths are measured 5.5 metres behind the allotment frontage**

#### Site Coverage

The amount of landscape area, along with the size of the building footprint, within individual allotments will help determine useability, privacy, and social opportunities for residents. Landscape area will add to residents' quality of life while providing habitat for indigenous plants and animals. Building footprint can shape both private and public amenity.

#### For Landscape Area:

- A minimum of 35% of each allotment will be used as landscape area (including soft and hard landscaping, and ancillary structures such as sheds and pagodas, but excluding garages and car parking spaces); and
- A minimum of 30% of the landscape area must be deep soil landscaping, to accommodate the growth of large trees, allow infiltration of rainwater, and reduce stormwater runoff.

#### For Building Footprint:

- A maximum of 65% of any allotment can be built upon, including garages and car parking spaces.



Soft Landscaping & Deep Soil Landscaping

