

Zone/Policy Area	Dwelling Type					
	Detached Dwelling	Semi-detached Dwelling	Row Dwelling	Group Dwelling	Residential Flat Building	Multiple Dwelling
Residential Zone	Merit 400m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 10m ⁽¹⁾	Merit 350m ² 12m ^{(1) (5)}	Merit 350m ² 12m ^{(1) (5)}	Merit 350m ² 10m ⁽¹⁾
Central West Policy Area 3	Merit 300m ² 5m	Merit 250m ² 5m	Merit 200m ² 5m	Merit 200m ² 5m	Merit 200m ² 5m	Merit
Institution Policy Area 4	Merit 300m ² 5m	Merit 250m ² 5m	Merit 200m ² 5m	Merit 200m ² ⁽⁵⁾ 5m	Merit 200m ² ⁽⁵⁾ 5m	Merit
Medium Density Policy Area 5	Merit 250m ² 9m ⁽²⁾	Merit 200m ² 9m ⁽²⁾	Merit 200m ² 7m ⁽²⁾	Merit 200m ² ⁽⁵⁾ 7m ⁽²⁾	Merit 200m ² ⁽⁵⁾ 7m ⁽²⁾	Merit
North West Policy Area 6	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾	Merit 500m ² ⁽⁴⁾
South West Policy Area 7	Merit 300m ² 5m	Merit 250m ² 5m	Merit 200m ² 5m	Merit 200m ² 5m	Merit 200m ² 5m	Merit
Residential Character Zone						
Central Glenelg Village Policy Area 8	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²	Merit 300m ²
Da Costa Park Policy Area 9	Merit 500m ²	Merit 500m ²	Non-Complying	Non-Complying	Non-Complying	Merit
Maturin Road Policy Area 10	Merit 500m ²	Merit 500m ²	Non-Complying	Non-Complying	Non-Complying	Merit
New Glenelg Policy Area 11	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²	Merit 500m ²
Seacliff Policy Area 12	Merit 450m ² 12m ⁽¹⁾	Merit 400m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit 350m ² 12m ⁽¹⁾	Merit
Streetscape Character (Brighton and Glenelg East) Policy Area 13	Merit 600m ² 14m	Merit 600m ² 14m	Merit	Merit	Merit	Merit
Streetscape Character (Glenelg and Glenelg North) Policy Area 14	Merit 350m ² 11m	Merit 300m ² 11m	Merit 250m ² 8m	Merit	Merit	Merit
Residential High Density Zone						
Urban Glenelg Policy Area 15						
Precinct 3 Three Storey	Non-Complying	Non-Complying	Merit 100m ²	Merit 100m ²	Merit 100m ²	Merit 100m ²
Precinct 4 Four Storey ⁽³⁾	Non-Complying	Non-Complying	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²
Precinct 5 Twelve Storey ⁽³⁾	Non-Complying	Non-Complying	Merit 20m ²	Merit 20m ²	Merit 20m ²	Merit 20m ²

⁽¹⁾ In the case of hammerhead-shaped sites where 1-2 dwellings are proposed, a frontage of 5m is required; and where 3 or more such dwellings are proposed, a frontage of 6m is required.

⁽²⁾ In the case of hammerhead-shaped sites where 1-2 dwellings are proposed, a frontage of 3m is required; and where 3 or more such dwellings are proposed, a frontage of 5.5m is required.

⁽³⁾ Along Colley Terrace, minimum frontage of 25m if building greater than 5 storeys or 17.5m above natural ground level.

⁽⁴⁾ Except for development along North Esplanade and King Street, the average site area per dwelling should generally be not less than 500m².
The average site area per dwelling along North Esplanade and King Street should generally be not less than 400m².

⁽⁵⁾ The average site areas for group dwellings and residential flat buildings should exclude common areas such as access ways, driveways and landscaping.

Updated 27th November 2014