|  |
| --- |
| **54.02 NEIGHBOURHOOD CHARACTER** |
| ***54.02-1 Neighbourhood Character Objectives*** | **Met?** | ***Standard A1*** | **Met?** | **Comments** |
| *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.**To ensure that development responds to the features of the site and the surrounding area* | YesNoN/A | *The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.* | YesNo NA |  |
| ***54.02-2 Integration With The Street Objective*** | **Met?** | ***Standard A2*** | **Met?** | **Comments** |
| *To integrate the layout of development with the street* | YesNoN/A | *Development should be oriented to front existing and proposed streets* | YesNo NA |  |
| *High fencing in front of dwellings should be avoided if practicable* | YesNo NA |  |
| *Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces* | YesNo NA |  |

|  |
| --- |
| **54.03 SITE LAYOUT AND BUILDING MASSING** |
| ***54.03-1 Street Setback Objective*** | ***Met?*** | ***Standard A3*** | ***Met?*** | ***Comments*** |
| *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site* | YesNoN/A | *Walls of buildings should be set back from streets the distance specified below:**There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.**The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.**There is an existing building on one abutting allotment facing the same street and no existing building on the**other abutting allotment facing the same street, and the site is not on a corner:** *The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.*

*There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.**6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.**The site is on a corner.**Min front setback if there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.**Min front setback if there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.**Min side street setback - The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.* | YesNo NA |  |
| *Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach 2.5m into the setbacks of this standard* | YesNo NA |  |
| ***54.03-2 Building Height Objective*** | ***Met?*** | ***Standard A4*** | ***Met?*** | ***Comments*** |
| *To ensure that the height of buildings respects the existing or preferred neighbourhood character* | YesNoN/A | *The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.* |  |  |
| *Changes of building height between existing buildings and new buildings should be graduated* | YesNo NA |  |
| ***54.03-3 Site Coverage Objective*** | ***Met?*** | ***Standard A5*** | ***Met?*** | ***Comments*** |
| *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site* | YesNoN/A | *The site area covered by buildings should not exceed 60 per cent* | YesNo NA |  |
| ***54.03-4 Permeability Objectives*** | ***Met?*** | ***Standard A6*** | ***Met?*** | ***Comments*** |
| *To reduce the impact of increased stormwater run-off on the drainage system**To facilitate on-site stormwater infiltration* | YesNoN/A | *The site area covered by pervious surfaces should be at least 20% of the site.* | YesNo NA |  |
| ***54.03-5 Energy Efficiency Protection Objectives*** | ***Met?*** | ***Standard A7*** | ***Met?*** | ***Comments*** |
| *To achieve and protect energy efficient dwellings**To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy* | YesNoN/A | *Buildings should be:** *Orientated to make appropriate use of solar energy*
* *Sited and designed to ensure that the energy efficiency of existing dwellings is maximised*
 | YesNo NA |  |
| *Living areas and private open space should be located on the north side of the development if practicable* | YesNo NA |  |
| *Dwellings should be designed so that solar access to north facing windows is maximised.* | YesNo NA |  |
| *Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.* | YesNo N/a |  |
| ***54.03-6 Significant Trees Objectives*** | ***Met?*** | ***Standard A8*** | ***Met?*** | ***Comments*** |
| *To encourage development that respects the landscape character of the neighbourhood**To encourage the retention of significant trees on the site.* | YesNoN/A | *Development should provide for the retention or planting of trees**Replace any significant trees that have been removed in the 12 months prior to the application being made* | YesNo NA |  |

|  |
| --- |
| **54.04 AMENITY IMPACTS** |
| ***54.04-1 Side and Rear Setback Objective*** | ***Met?*** | ***Standard A10*** | ***Met?*** | ***Comments*** |
| *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.* | YesNoN/A | *A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.* | YesNo NA |  |
| *Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.* | YesNo NA |  |
| *Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.* | YesNo NA |  |
| ***54.04-2 Wall On Boundaries Objective*** | ***Met?*** | ***Standard A11*** | ***Met?*** | ***Comments*** |
| *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings*  | YesNoN/A | *A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than:**10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or**Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,* *whichever is the greater.* | YesNo NA |  |
| *A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.**A building on a boundary includes a building set back up to 200mm from a boundary.**The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.* | YesNo NA |  |
| ***54.04-3 Daylight To Existing Windows Objective*** | ***Met?*** | ***Standard A12*** | ***Met?*** | ***Comments*** |
| *To allow adequate daylight into existing habitable room windows* | YesNoN/A | *Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot* | YesNo NA |  |
| *Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55o arc from the centre of the existing window. The arc may be swung to within 35o of the plane of the wall containing the existing window**Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window**Refer to diagram A2* | YesNo NA |  |
| ***54.04-4 North Facing Windows Objective*** | ***Met?*** | ***Standard A13*** | ***Met?*** | ***Comments*** |
| *To allow adequate solar access to existing north-facing habitable room windows* | YesNoN/A | *If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window* *Refer to Diagram A3* | YesNo NA |   |
| ***54.04-5 Overshadow Open Space Objective*** | ***Met?*** | ***Standard A14*** | ***Met?*** | ***Comments*** |
| *To ensure buildings do not significantly overshadow existing secluded private open space* | YesNoN/A | *Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September* | YesNo NA |  |
| *If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced* | YesNo NA |  |
| ***54.04-6 Overlooking Objective*** | ***Met?*** | ***Standard A15*** | ***Met?*** | ***Comments*** |
| *To limit views into existing secluded private open space and habitable room windows* | YesNoN/A | *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45o angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level* | YesNo NA |  |
| *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:** *offset a minimum of 1.5m from the edge of one window to the edge of the other, or*
* *have sill heights of at least 1.7m above floor level, or*
* *have obscure glazing in any part of the window below 1.7m above floor level, or*
* *have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent*
 | YesNo NA |  |
| *Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard* | YesNo NA |  |
| *Screens used to obscure a view should be:** *perforated panels or trellis with a maximum of 25% openings or solid translucent panels*
* *permanent, fixed and durable*
* *designed and coloured to blend with the development*
 | YesNo NA |  |
| *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8m high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8m above ground level at the boundary**Refer to Diagram A4* | YesNo NA |  |

|  |
| --- |
| **54.05 ON-SITE AMENITY AND FACILITIES** |
| ***54.05-1 Daylight To New Windows Objective*** | ***Met?*** | ***Standard A16*** | ***Met?*** | ***Comments*** |
| *To allow adequate daylight into new habitable room windows* | YesNoN/A | *A window in a habitable room should be located to face:** *an outdoor space clear to the sky or a light court with min. area of 3sqm and min. dimension of 1m clear to the sky, not including land on an abutting lot, or*
* *a verandah provided it is open for at least one third its perimeter, or*
* *a carport provided it has two or more open sides and is open for at least one third of its perimeter*
 | YesNo NA |  |
| ***54.05-2 Private Open Space Objective*** | ***Met?*** | ***Standard A17*** | ***Met?*** | ***Comments*** |
| *To provide adequate private open space for the reasonable recreation and service needs of residents* | YesNoN/A | *Dwelling should have private open space:** *of 80sqm or 20% of the lot area, whichever is the lesser but not less than 40sqm*
* *at least one part of the POS should consist of 25sqm secluded POS with a min. width of 3m at the side or rear with convenient access from a living room*
 | YesNo NA |  |
| ***54.05-3 Solar Access To Open Space Objective*** | ***Met?*** | ***Standard A18*** | ***Met?*** | ***Comments*** |
| *To allow solar access into the secluded private open space of a new dwelling* | YesNoN/A | *The private open space should be located on the north side of the dwelling, if practicable*  | YesNo NA |  |
| *The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where h is the height of the wall**Refer to Diagram A5* | YesNo NA |  |

|  |
| --- |
| **54.06 DETAILED DESIGN** |
| ***54.06-1 Design Detail Objective*** | ***Met?*** | ***Standard A19*** | ***Met?*** | ***Comments*** |
| *To encourage design detail that respects the existing or preferred neighbourhood character* | YesNoN/A | *The design of buildings, including:* * *Facade articulation and detailing,*
* *Window and door proportions,*
* *Roof form, and*
* *Verandahs, eaves and parapets,*

*should respect the existing or preferred neighbourhood character.* *Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.* | YesNo NA |  |
| ***54.06-2 Front Fences Objective*** | ***Met?*** | ***Standard A20*** | ***Met?*** | ***Comments*** |
| *To encourage front fence design that respects the existing or preferred neighbourhood character* | YesNoN/A | *The design of front fences should complement the design of the dwelling and any front fences on adjoining properties* | YesNo NA |  |
| *A front fence within 3m of a street should not exceed:** *Streets in a Road Zone – 2m*
* *Other Streets – 1.5m*
 | YesNo NA |  |