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| ***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* | Yes  No  N/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.* | Yes  No  N/A | Guidance on how to use this template:  It is important to write a response to each of the standards in the comments section.  Where a variation is sought, a response to the objective and the decision guidelines is required to justify your proposal. You may need to refer to the NCO for additional decision guidelines.  Responding ‘complies’ without any corresponding information will not be accepted. |
| ***54.02-2 Integration With The Street Objective*** | **Met?** | ***Standard A2*** | **Met?** | **Comments** |
| *To integrate the layout of development with the street* | Yes  No  N/A | *Development should be oriented to front existing and proposed streets* | Yes  No  N/A |  |
| *High fencing in front of dwellings should be avoided if practicable* | Yes  No  N/A |  |
| *Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces* | Yes  No  N/A |  |

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| ***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* | Yes  No  N/A | ***NCO Modified requirements***  *Walls of buildings should be set back from streets the distance specified below:*  *There is an existing building on both the abutting lots facing the same street, and the site is not on a corner:*   * *Minimum front street setback 9m*   *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.*   * *Minimum front street setback 9m*   *There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner*   * *Minimum front street setback 9m*   *The site is on a corner*   * *9 metres from the front street* * *6 metres from the side street.* | Yes  No  N/A |  |
| *Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach 2.5m into the setbacks of this standard* | Yes  No  N/A |  |
| ***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* | Yes  No  N/A | ***NCO Modified standard***   * *The maximum building height should not exceed 7.5 metres.* * *Buildings should be stepped down the slope on steep sites.*   *The following requirements apply to land within the precincts shown on Map 1 of this Schedule.*  *Precinct 1*  *The second storey is to be set behind the lower storey on lots located within Precinct 1.*  *Precinct 2*  *Buildings should be stepped down the site following the contour, on lots located within Precinct 2.*  *Precinct 3*  *Buildings should be recessive adjacent to the lighthouse, on lots located within Precinct 3.*  *Precincts 2 and 3*  *New development located in Precincts 2 and 3 is not to dominate or compete with views of the lighthouse* | Yes  No  N/A |  |
| ***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* | Yes  No  N/A | ***NCO Modified requirements***  *The site area covered by buildings should not exceed 30%, or 35% where the percentage of building exceeding 30% is unroofed deck only.*  *The gross floor area of all buildings should not exceed a plot ratio of 0.4 of the site area.*  *The calculation for site area should not include:*   * *land common to, or in shared use between, two or more dwellings.* * *land providing vehicular access to a rear dwelling, such as in a battleaxe lot.* | Yes  No  N/A |  |
| ***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* | Yes  No  N/A | *The site area covered by pervious surfaces should be at least 20% of the site.* | Yes  No  N/A |  |
| ***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* | Yes  No  N/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* | Yes  No  N/A |  |
| *Living areas and private open space should be located on the north side of the development if practicable* | Yes  No  N/A |  |
| *Dwellings should be designed so that solar access to north facing windows is maximised.* | Yes  No  N/A |  |
| *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.* | Yes  No  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.* | Yes  No  N/A | ***NCO Modified requirements***  *The siting of new buildings should provide for the retention of existing vegetation and provide adequate space on site for the planting of new indigenous shrubs and trees.*  *The site area covered by any hard surfaces including pervious surfaces such as gravel, paving, swimming pools and tennis courts, should not exceed 40% in order to provide adequate space for vegetation.* | Yes  No  N/A |  |

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| ***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.* | Yes  No  N/A | *A new building should be setback at least 3 metres from side and rear boundaries.*  *Where a lot has a boundary width of 14 metres and less or where it can be demonstrated that a 3 metre setback from all boundaries cannot be achieved due to site constraints, the following standards apply:*  *A new building may be set back from side or rear boundaries:*   * *1 metre, plus 0.3 metres for every metre of height over 3.6metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres; and* * *at least 3 metres from one side boundary, which shall be set aside for landscaping.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| ***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* | Yes  No  N/A | ***NCO Modified requirements***  *A new wall should not be located on side and rear boundaries.*  *Where a lot has a boundary width of 14 metres or less or where it can be demonstrated that walls on boundaries cannot be avoided due to site constraints, the following standards apply:*  *Length of walls on boundaries*  *A new wall constructed on or within 150mm 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:*   * *25 per cent of one side boundary, and* * *50 per cent of the rear boundary*   *as shown in Diagram 1.*  *Location of walls on boundaries*  *A new wall constructed on or within 150mm 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 more than:*   * *one side boundary, and* * *one rear boundary.*   *Where there is a wall constructed on the boundary of an abutting lot a new building should be setback at least 3m from that boundary as shown in Diagram 2.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| ***54.04-3 Daylight To Existing Windows Objective*** | ***Met?*** | ***Standard A12*** | ***Met?*** | ***Comments*** |
| *To allow adequate daylight into existing habitable room windows* | Yes  No  N/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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| ***54.04-4 North Facing Windows Objective*** | ***Met?*** | ***Standard A13*** | ***Met?*** | ***Comments*** |
| *To allow adequate solar access to existing north-facing habitable room windows* | Yes  No  N/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* | Yes  No  N/A |  |
| ***54.04-5 Overshadow Open Space Objective*** | ***Met?*** | ***Standard A14*** | ***Met?*** | ***Comments*** |
| *To ensure buildings do not significantly overshadow existing secluded private open space* | Yes  No  N/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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| ***54.04-6 Overlooking Objective*** | ***Met?*** | ***Standard A15*** | ***Met?*** | ***Comments*** |
| *To limit views into existing secluded private open space and habitable room windows* | Yes  No  N/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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |

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| ***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* | Yes  No  N/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* | Yes  No  N/A |  |
| ***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* | Yes  No  N/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* | Yes  No  N/A |  |
| ***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* | Yes  No  N/A | *The private open space should be located on the north side of the dwelling, if practicable* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |

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| ***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* | Yes  No  N/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.* | Yes  No  N/A |  |
| ***NCO Modified requirements***  *In addition to the attributes in clause 54.06, the design of buildings should reflect the preferred neighbourhood character attributes, including:*   * *Landscape setting* * *Building massing* * *Height* * *Colours, materials and finishes* * *Space around buildings and setbacks.* | Yes  No  N/A | Materials and Colours: |
| ***54.06-2 Front Fences Objective*** | ***Met?*** | ***Standard A20*** | ***Met?*** | ***Comments*** |
| *To encourage front fence design that respects the existing or preferred neighbourhood character* | Yes  No  N/A | *A front fence within 3m of a street should not exceed:*   * *Streets in a Road Zone – 2m* * *Other Streets – 1.5m* | Yes  No  N/A |  |