

SINGLE DWELLING HOUSING DEVELOPMENT CODE



PROPOSED **EXTENSION & RENOVATION** PROJECT

BLOCK 2, SECTION 103, PALMERSTON

Element 1: Building and site controls

Related code: Planning for Bushfire Risk Mitigation General Code

RULES	CRITERIA	STATEMENT
1.1 Plot ratio – standard blocks		
<p>R1 This rule applies to <i>standard blocks</i>. <i>Plot ratio</i> is:</p> <p>a) for <i>large blocks</i>, other than those referred to in item b) – not more than 50%</p> <p>b) for <i>blocks</i> created by subdivision of <i>dual occupancy housing</i>, the greater of –</p> <p>i) the <i>plot ratio</i> of the approved development at the time of creation of the new block, or</p> <p>ii) the maximum <i>plot ratio</i> calculated for the original block (ie. before subdivision) under:</p> <p>A) for RZ1- R6 of the Multi Unit Housing Development Code</p> <p>B) for RZ2- R7 of the Multi Unit Housing Development Code</p> <p>c) in all other cases – not applicable.</p> <p>For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>	<p>Proposal complies with the Rule.</p> <p>The plot ratio of the proposed development is 48.5% which is less than the maximum specified under Rule R1(a). Refer to the Site Plan submitted with the DA for details.</p> <p>Site area = 600 m² Gross floor area= 291 m²</p>
1.2 Number of storeys		
<p>R2 The number of <i>storeys</i> does not exceed:</p> <p>a) in RZ1, RZ2 and RZ3 – 2</p> <p>b) in RZ4 – 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>This proposal does not exceed single storey, therefore this complies with this rule.</p>

Rooftop plant that is set back and screened from the street is not included in the maximum number of storeys		
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RULES	CRITERIA	STATEMENT
1.3 Attics and basement car parking – standard blocks - RZ1		
R3 In RZ1, on <i>standard blocks</i> , <i>attics</i> are not permitted where they are located directly above any 2 storey element of a <i>single dwelling house</i> .	This is a mandatory requirement. There is no applicable criterion.	No attics or basement car parking proposed
R4 In RZ1, on <i>standard blocks</i> , <i>basement</i> car parking is not permitted where located directly below any 2 storey element of a <i>single dwelling house</i> .	This is a mandatory requirement. There is no applicable criterion.	No attics or basement car parking proposed
1.4 Height of buildings		
R5 Maximum <i>height of building</i> is: a) in RZ1, RZ2 and RZ3 – 8.5m b) in RZ4 – 12m. Note: For the purposes of this rule all height measurements are taken from datum ground level.	C5 Buildings are consistent with the <i>desired character</i> .	The proposal is less than the maximum permissible height of 8.5m. Refer to Elevations showing building envelope.
1.5 Building envelope - all large blocks; mid sized blocks approved on or after 5 July 2013		
R6 This rule applies to: a) <i>large blocks</i> b) <i>mid sized blocks</i> approved under an <i>estate development plan</i> on or after 5 July 2013 but does not apply to that part of a <i>building</i> that is required to be built to a boundary of the <i>block</i> by a precinct code. <i>Buildings</i> are sited wholly within the building envelope formed by planes projected over the subject <i>block</i> at 45° to the horizontal from a height of 3.5m above each side and rear boundary, except as required by the next rule.	C6 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy for <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	The new work is within the maximum building height limit of 3.5m / 45deg angle from the datum ground level along the eastern side and western side boundaries.

<p>An example of a typical building envelope is shown at Figure 1.</p> <p>Note: For the purposes of this rule all height measurements are taken from datum ground level.</p>		
1.6 Solar building envelope - all large blocks approved before 5 July 2013		
<p>R7 This rule applies to <i>large blocks</i> approved before 5 July 2013 but does not apply to that part of a building that is required to be built to a boundary of the block by a precinct code. <i>Buildings</i> are sited wholly within the solar building envelope formed by planes projected over the subject <i>block</i> at X° to the horizontal from the height of the 'solar fence' on any <i>northern boundary</i> of an adjoining <i>residential block</i>. X° is the apparent sun angle at noon on the winter solstice. Values for X are given in Table 1. The height of the 'solar fence' is: i) in the <i>primary building zone</i> – 2.4m ii) all other parts of the boundary – 1.8m This rule does not apply to those parts of a boundary where the adjacent part of the adjoining <i>residential block</i> comprises only an access driveway (i.e. a "bottleaxe handle"). The previous rule applies to this part of the boundary. An example of a typical building envelope is shown at Figure 1.</p> <p>Note: For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C7 <i>Buildings</i> achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> c) do not shadow the windows of <i>habitable rooms</i> (other than bedrooms) of any approved and constructed <i>dwelling</i> on an adjoining <i>residential block</i> at noon on the winter solstice d) do not overshadow the <i>principal private open space</i> of any approved and constructed <i>dwelling</i> on an adjoining <i>residential block</i> to a greater extent than a 2.4m fence on the boundary at noon on the winter solstice</p>	<p>Complies.</p>

RULES	CRITERIA	STATEMENT
1.6A Solar building envelope - all blocks approved on or after 5 July 2013		
<p>R7A This rule applies to blocks approved under an estate development plan on or after 5 July 2013 but does not apply to that part of a building that is required to be built to a boundary of the block by a precinct code.</p> <p><i>Buildings</i> are sited wholly within the solar building envelope formed by planes projected over the subject <i>block</i> at X° to the horizontal from the height of the 'solar fence' on any <i>northern boundary</i> of an adjoining <i>residential block</i>. X° is the apparent sun angle at noon on the winter solstice. Values for X are given in Table 1.</p> <p>The height of the 'solar fence' is:</p> <p>i) in the <i>primary building zone</i> – 3m</p> <p>ii) all other parts of the boundary – 2.3m</p> <p>This rule does not apply to those parts of a boundary where the adjacent part of the adjoining <i>residential block</i> comprises only an access driveway (i.e. a "battleaxe handle").</p> <p>The previous rule applies to this part of the boundary.</p> <p>An example of a typical building envelope is shown at Figure 1.</p> <p>Note: For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C7A <i>Buildings</i> achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) do not overshadow the windows of <i>habitable rooms</i> (other than bedrooms) of any <i>dwelling</i> on an adjoining <i>residential block</i> at noon on the winter solstice to a greater extent than the height of the 'solar fence' on a <i>northern boundary</i> of that <i>block</i></p> <p>c) do not overshadow any <i>principal private open space</i> on an adjoining <i>residential block</i> at noon on the winter solstice to a greater extent than the height of the 'solar fence' on a <i>northern boundary</i> of that <i>block</i></p> <p>d) reasonable levels of solar access for <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p> <p>e) where an adjoining <i>residential block</i> is not yet developed, the potential for reasonable solar access and privacy on the adjoining <i>residential block(s)</i> is maintained</p>	Not Applicable.

RULES	CRITERIA	STATEMENT
1.7 Building envelope – mid sized blocks and compact blocks approved before 5 July 2013		
<p>R8 This rule applies to <i>mid sized blocks</i> approved under an <i>estate development plan</i> before 5 July 2013 or for which a <i>lease</i> was granted before 5 July 2013, but does not apply to that part of a <i>building</i> that is required to be built to a boundary of the block by a precinct code. <i>Buildings</i> are sited wholly within the building envelope comprising:</p> <p>a) for 'north facing boundaries' of adjoining <i>residential blocks</i>:</p> <p>i) within the <i>primary building zone</i> –</p> <p>A) planes projected at 45° from a height of 2m above the boundary</p> <p>B) where a nil setback is permitted, building elements may encroach beyond the building envelope provided they do not encroach beyond a plane projected at 30° from a height of 3m above the boundary</p> <p>ii) within the <i>rear zone</i> – planes projected at 30° from a height of 2m above each side and rear boundary</p> <p>b) for boundaries other than 'north facing boundaries' of adjoining <i>residential blocks</i>:</p> <p>i) within the <i>primary building zone</i> – planes projected at 45° from a height of 4.5m above each side boundary</p> <p>ii) within the <i>rear zone</i> – planes projected at 30° from a height of 3.5m above each side and rear boundary</p>	<p>C8 Buildings achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable levels of privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p> <p>c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p>	<p>Block is not mid sized</p>

<p>For this rule: North facing boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between 30° east of north and 20° west of north An example of a typical building envelope is shown at Figure 2.</p> <p>Note: For the purposes of this rule all height measurements are taken from datum ground level.</p>		
<p>R9 This rule applies to mid-sized blocks and compact blocks with one of the following characteristics: a) approved under an estate development plan before 5 July 2013 b) for which a lease was granted before 5 July 2013 Where a garage wall is located on, or setback from, the northern boundary of an adjoining residential block, a 1m encroachment of the wall is permitted vertically beyond the building envelope, provided the wall and roof element associated with the wall do not encroach beyond a plane projected at 30o from a height of 3m above the respective boundary. Refer Figure 2.</p> <p>Note: For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C9 Buildings achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings and their associated private open space on adjoining residential blocks c) reasonable solar access to dwellings and their associated private open space on adjoining residential blocks.</p>	<p>Block is not mid sized</p>

1.8 Bushfire		
<p>R10</p> <p>Where identified in a precinct code or current and approved <i>lease and development conditions</i> as being within a bushfire prone area, buildings are constructed in accordance with the specified bushfire construction level of Australian Standard AS 3959 - <i>Construction of buildings in bushfire-prone areas</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Block is not in a bushfire prone area.</p>
1.9 Front boundary setbacks – all blocks		
<p>R11</p> <p>Front boundary setbacks comply with the following:</p> <ul style="list-style-type: none"> a) <i>large blocks</i> - tables 2A, 2B or 2C, as applicable b) <i>mid-sized blocks</i> - tables 3A, 3B or 3C, as applicable c) <i>compact blocks</i> - tables 3A, 3B or 4, as applicable. <p>The minimum boundary setbacks for corner <i>blocks</i> apply only to one street frontage nominated by the applicant or nominated in a precinct code as a <i>secondary street frontage</i>. Nomination by a precinct code takes precedence.</p> <p>Chamfers may be included in the <i>secondary street frontage</i>, but only if the length of the chamfer is less than the length of the front boundary.</p> <p>Note: Chamfers are ordinarily found at the corner of a <i>block</i> at the junction of streets.</p>	<p>C11</p> <p>Front boundary setbacks achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) the efficient use of the site c) reasonable amenity for residents d) pedestrian scale at street level e) space for street trees to grow to maturity. 	<p>Front boundary departure of a maximum 1772mm for a length of 3518mm into the front boundary setback only at proposed garage as shown on site plan.</p>

RULES	CRITERIA	STATEMENT
1.10 Side and rear setbacks – all blocks		
<p>R12 This rule applies to one of the following:</p> <ul style="list-style-type: none"> i) <i>standard blocks</i> that are not part of an <i>integrated housing development parcel</i> ii) <i>standard blocks</i> in an <i>integrated housing development parcel</i> that adjoin <i>residential blocks</i> that are not part of that parcel. <p>Side and rear setbacks for:</p> <ul style="list-style-type: none"> a) <i>large blocks</i> - comply with table 5 b) <i>mid-sized blocks</i> - comply with tables 6A or 6B, as applicable c) <i>mid-sized blocks</i> nominated for alternative side boundary setbacks in a precinct code - comply with table 6C d) <i>compact blocks</i> - comply with table 7. <p>In relation to the tables referred to in this rule, side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in this code or in a precinct code</p> <p>Note: Ordinarily a corner <i>block</i> has two <i>front boundaries</i>, one of which is the secondary frontage, two <i>side boundaries</i>, but no rear boundary.</p>	<p>C12 Buildings and other structures are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable separation between adjoining developments c) reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i> e) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i>. 	<p>Complies.</p>
1.11 Setbacks less than 900mm		
<p>R13 <i>External walls</i> within 900mm of a side or rear boundary are set back from the boundary by not more than 180mm</p>	<p>C13 Buildings and other structures are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable separation between adjoining developments b) reasonable access for maintenance. 	<p>Proposed garage is set at 900mm from side boundary.</p>

RULES	CRITERIA	STATEMENT
1.12 Garages and carports on or near side and rear boundaries – large blocks		
<p>R14 This rule applies to <i>large blocks</i>. <i>Garages and carports</i> within 900mm of a side or rear boundary comply with the following: The maximum length of all walls facing the boundary is 8m.</p>	<p>C14 <i>Garages and carports</i> are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> c) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i>. 	<p>Complies.</p>
1.13 Walls on or near side and rear boundaries – mid sized blocks		
<p>R15 This rule applies to <i>mid sized blocks</i>, but does not apply to that part of the building that is required to be built to a boundary of the block by a precinct code applying to an <i>integrated housing development parcel</i> of which the block is a part. A wall with a setback of less than 900mm to a side or rear boundary complies with all of the following:</p> <ul style="list-style-type: none"> a) not more than 13m in length b) extends no more than 2.5m into the rear zone 	<p>C15 Walls are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> c) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i>. 	<p>Block is not mid sized</p>

RULES	CRITERIA	STATEMENT
1.14 Allowable encroachments – setbacks		
<p>R16 Encroachments into the minimum side and/or rear boundary setback are permitted for any of the following building elements:</p> <p>a) an eave or roof overhang with a horizontal width of not more than 600mm</p> <p>b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, unroofed pergolas, sun blinds</p> <p>c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level.</p>	<p>C16 Buildings and other structures achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwellings</i> and their associated <i>private open space</i></p> <p>c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p>	<p>No encroachments proposed.</p>
<p>R17 Encroachments into the front setback are permitted for one or more of the following building elements:</p> <p>a) an eave or roof overhang with a horizontal width of not more than 600mm</p> <p>b) fascias, gutters, downpipes, light fittings, sun blinds</p> <p>c) landings, steps or ramps, none of which are more than 1m above finished ground level.</p>	<p>C17 Buildings and other structures achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwellings</i> and their associated <i>private open space</i></p> <p>c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p>	<p>No encroachments proposed.</p>

1.15 Allowable encroachments – building envelopes		
<p>R18 Encroachments outside the building envelope specified in this element are permitted for one or more of the following:</p> <ul style="list-style-type: none"> a) flues b) chimneys c) antennae d) aerials e) cooling appliances f) heating appliances. 	<p>C18 Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwellings</i> and their associated <i>private open space</i> c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>. 	<p>No encroachments proposed.</p>
1.16 Surveillance blocks		
<p>R19 Where identified in a precinct code or current and approved <i>lease and development conditions</i> as a surveillance block, provide <i>habitable room(s)</i> above the garage with windows facing and overlooking the rear lane.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not a Surveillance Block</p>
1.17 Cut and fill		
<p>R20 The total change in ground level resulting from cut or fill must not exceed 1.5m within 1.5m of a side or rear boundary. The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the Datum Ground Level (DGL) to the new Finished Ground Level (FGL).</p>	<p>C20 Cut and fill is limited so that both of the following are achieved;</p> <ul style="list-style-type: none"> a) reasonable access to sunlight on the block b) compatibility with the streetscape 	<p>Complies Cut and fill is very limited less than 300mm-400mm of side and rear boundaries</p>

1.18 Blocks between 500m2 and 550m2		
<p>R21</p> <p>The provisions of this code relating to <i>mid-sized blocks</i> apply to <i>blocks</i> from 500m2 or greater but less than 550m2 that are identified in a precinct code as <i>mid-sized blocks</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Block not between 500 – 550m2</p>

Element 2: Lease and development conditions

RULES	CRITERIA	STATEMENT
2.1 Approved lease and development conditions		
<p>R22</p> <p>This rule applies to <i>blocks</i> affected by approved <i>lease and development conditions</i> that provide for one or more of the following matters:</p> <ul style="list-style-type: none"> a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface j) vehicle access k) parking l) solar access m) private open space n) water sensitive urban design o) landscaping. <p>Approved <i>lease and development conditions</i> for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.</p>	<p>C22</p> <p>The development meets the intent any approved <i>lease and development conditions</i>.</p>	<p>No Lease and Development conditions apply</p>

Element 3: Building design

Related legislation: *Common Boundaries Act 1981*

Note: Under the Building Act 2004 most buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

RULES	CRITERIA	STATEMENT
3.1 Materials and finishes		
R23 Structures, plant and equipment situated on the roof are not visible from the street frontage or other unleased territory land unless exempt under Planning and Development Act 2007.	C23 Structures and plant and equipment situated on the roof that are not exempt under Planning and Development Act 2007 achieve all of the following: a) do not diminish the value of the streetscape b) do not diminish residential amenity of neighboring blocks.	No plant or equipment is proposed on the new roofs
3.2 Fencing – large blocks and mid sized blocks		
R24 This rule applies to large blocks and mid-sized blocks. Walls or fencing are not permitted forward of the building line except where they comply with one or more of the following: a) a previously approved estate development plan b) a relevant precinct code c) form a gate to a maximum height of 1.8m in an established, vigorous hedge d) otherwise complies with this code (eg courtyard wall provisions) e) is exempt under the Planning and Development Act 2007	C24 Fences comply with the Residential Boundaries Fences General Code.	No new fencing forward of the front building line proposed.
3.3 Courtyard walls – large blocks		
R25 This rule applies to large blocks. Courtyard walls forward of the building line comply with all of the following: a) total length complies with one of the following i) not more than 50% of the width of the block	C25 Courtyard walls achieve all of the following: a) consistent with the desired character b) the dominance of the building's facade in the streetscape taking all of the following aspects of the	No courtyard walls are proposed.

<p>ii) not more than 70% where the width of the block at the line of the wall is less than 12m b) setback from the front boundary not less than 50% of the minimum front setback applying to the block c) height does not exceed 1.8m d) constructed only of brick, block or stonework, any of which may be combined with feature panels e) incorporate shrub planting between the wall and the front boundary f) do not obstruct sight lines for vehicles and pedestrians on public paths on driveways in accordance with Australian Standard AS2890.1- Off-Street Parking.</p>	<p>proposed courtyard wall into account i) height ii) relationship to verge footpath iii) total proportion relative to the building width iv) colour and design features v) transparency vi) articulation vii) protection of existing desirable landscape features viii) tree and shrub planting forward of the wall c) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1- Off-Street Parking.</p>	
3.4 Courtyard walls – mid sized blocks		
<p>R26 This rule applies to mid-sized blocks. Courtyard walls forward of the building line comply with all of the following: a) have a maximum total length of i) where the width of the block at the line of the wall is less than 12m – 70% of the width of the block ii) in all other cases - 50% of the width of the block b) have a minimum setback from the front boundary of not less than - i) where the total length of the courtyard wall measured parallel to the front street boundary does not exceed 6.5m and the courtyard wall does not exceed 1.5m in height - 1m ii) in all other cases – 50% of the minimum front setback applying to the block c) do not exceed 1.8m in height d) are constructed of one of the following - i) only of brick, block or stonework, any of which may be combined with feature panels ii) finished to match or complement the dwelling house e) incorporate shrub planting between the wall and the front boundary f) do not obstruct</p>	<p>C26 Courtyard walls achieve all of the following: a) consistent with the desired character b) the dominance of the building's facade in the streetscape taking all of the following aspects of the proposed courtyard wall into account i) height ii) relationship to verge footpath iii) total proportion relative to the building width iv) colour and design features v) transparency vi) articulation vii) protection of existing desirable landscape features viii) tree and shrub planting forward of the wall c) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1- Parking facilities, part 1 off-street parking.</p>	<p>No courtyard walls proposed, block is not mid sized</p>

sight lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1-The Australian Standard for Off-Street Parking.		
3.5 Front fences and courtyard walls – compact blocks		
<p>R27 This rule applies to compact blocks. Courtyard walls forward of the building line comply with all of the following:</p> <p>a) have a maximum total length of i) where the width of the block at the line of the wall is less than 12m – 60% of the width of the block ii) in all other cases - 50% of the width of the block</p> <p>b) have a minimum setback from the front boundary of not less than - i) where the courtyard encloses north facing principal private open space – 1m ii) in all other cases – 2m</p> <p>c) have a maximum height of - i) where the courtyard encloses principal private open space – 1.5m ii) where both of the following apply A) the courtyard encloses principal private open space B) the block is a corner block – 1.8m iii) in all other cases – 1.2m</p> <p>d) comply with one or more of the following - i) constructed of brick, block or stonework, any of which may be combined with feature panels ii) constructed and finished to match or complement the single dwelling house</p> <p>e) provide for sight lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1-The Australian Standard for Off-Street Parking</p>	<p>C27 Courtyard walls achieve all of the following:</p> <p>a) consistency with the desired character</p> <p>b) dominance of the building's facade in the streetscape taking all of the following aspects of the proposed courtyard wall into account: i) height ii) relationship to verge footpath iii) total proportion relative to the building width iv) colour and design features v) transparency vi) articulation vii) protection of existing desirable landscape features viii) tree and shrub planting forward of the wall</p> <p>c) sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1- Parking facilities, part 1 off-street parking</p>	<p>No courtyard walls proposed, block is not compact size</p>

<p>R28 For compact blocks, front fences and side fences forward of the building line comply with all of the following:</p> <p>a) do not exceed one of the following - i) where located adjacent to the dwelling's principal private open space – 1.5m in height ii) where located adjacent to the dwelling's principal private open space, where the block is a corner block - 1.8m in height iii) in all other cases – 1.2m in height</p> <p>b) A2890.1-The Australian Standard for OffStreet Parking in relation to site lines for vehicles and pedestrians on public paths or driveways.</p>	<p>C28 Front and side fences achieve all of the following:</p> <p>a) consistency with the desired character</p> <p>b) appropriate proportions and character with respect to - i) height ii) relationship to verge footpath iii) total proportion relative to the building width iv) colour and design features v) transparency and articulation vi) protection of existing desirable landscape features</p> <p>c) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1 - Parking facilities, part 1 off-street parking.</p>	<p>No courtyard walls proposed, block is not compact size</p>
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Element 4: Parking and site access

Related code: Parking and Access General Code

RULES	CRITERIA	STATEMENT
4.1 Pedestrian access		
<p>R29 For blocks with a boundary to a rear lane, pedestrian access is provided from the street address.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>No rear access lane</p>

4.2 Vehicle access		
<p>R30 Driveway verge crossings comply with all of the following:</p> <ul style="list-style-type: none"> a) 1.2m horizontally clear of stormwater sumps and other services b) 1.5m horizontally clear of transformers, bus stops, public light poles c) 6m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance) d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb e) at a right angle to the kerb line with a maximum 10% deviation f) for large blocks and mid sized blocks, a maximum of 5.5 m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb g) for compact blocks, 3m wide at the front street boundary h) outside of the drip line of mature trees i) minimum of 3m clear of small and new street trees j) compliant with Australian Standard AS2890.1- Parking facilities as amended from time to time, having particular 	<p>C30 Driveway verge crossings are endorsed by Department of Territory and Municipal Services.</p>	<p>Complies The existing driveway is being preserved in its general location and is having new concrete installed</p>

<p>regard for sightlines and cross fall of the site</p> <p>k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence).</p> <p>l) If the existing footpath is replaced, it is constructed at the same level in the same material and colour as the original.</p>		
4.3 Parking		
<p>R31 The minimum number of car parking spaces provided on the block complies with the following:</p> <p>a) for a single dwelling house on compact blocks containing not more than 1 bedroom – 1</p> <p>b) in all other cases - 2.</p>	<p>C31 Car parking provided on the block is adequate for residents and visitors.</p>	<p>Complies 2 parking spaces are provided one existing and one proposed garage</p>
<p>R32 Dimensions of car parking spaces are not less than the following:</p> <p>i) single roofed space - 6m x 3m</p> <p>ii) double roofed space - 6m x 5.5m</p> <p>iii) single unroofed space - 5.5m x 3m</p> <p>iv) multiple unroofed spaces side by side - 5.5m x 2.6m</p> <p>v) parallel parking spaces - 6.7m x 2.3m</p> <p>vi) 2.1m minimum clearance to any overhead structure.</p> <p>For this rule dimensions for roofed spaces are internal dimensions.</p>	<p>C32 Car parking spaces are sized to allow for all of the following:</p> <p>a) convenient access to the vehicle by the driver and passengers</p> <p>b) reasonable side and overhead clearance to vehicles</p> <p>c) reasonable access by vehicles (ie minimal turning movements).</p>	<p>Complies The proposed garage provides cover for single space larger than the minimum size noted</p>

<p>R33 Car parking spaces on the block comply with all of the following:</p> <p>a) are not located in the front zone, except on: i) compact blocks ii) any part of a driveway in tandem with another car parking space that is located behind the front building line.</p> <p>b) do not encroach any property boundaries</p> <p>c) at least one car parking space is roofed and is behind the front zone</p> <p>d) comply with sightlines for off-street carparking facilities and other relevant requirements in Australian Standard AS2890.1- Parking facilities.</p>	<p>C33 Car parking and related access on block achieve all of the following:</p> <p>a) reasonable amenity of neighbouring residential blocks</p> <p>b) consistency with the value of the streetscape</p> <p>c) public safety especially in relation to pedestrians and cyclists</p> <p>d) reasonable surveillance of parking spaces</p>	<p>Complies The proposed garage provide single covered space align with the existing front building line. Also no encroach any property boundary.</p>
<p>R34 In RZ1 and RZ2, on standard blocks ramps accessing basement car parking are behind the building line, where the block is less than 30 m wide as measured at the street frontage. Ramps comply with the relevant requirements in Australian Standard AS2890.1- Parking facilities</p>	<p>C34 Ramps to basement car parking maintain the value of the streetscape and allow safe and efficient vehicle and pedestrian movement.</p>	<p>No ramp proposed</p>
<p>R35 Car parking is not permitted on verges</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Complies No car parking is proposed on street verge</p>
<p>R36 This rule applies to street frontages except frontages to laneways (rear loading blocks). The maximum total width of garage doors and external width of carports is the lesser of the following: a) 6m b) 50% of the façade of the dwelling</p>	<p>C36 Garages or carports achieve all of the following: a) consistency with the streetscape b) consistency with the desired character c) compatibility with the façade of the associated dwelling</p>	<p>Complies The proposed garage door is less than 6.0m wide</p>

Element 5: Amenity

RULES	CRITERIA	STATEMENT
5.1 Solar access – blocks which were approved or had a lease granted before 5 July 2013		
<p>R37 This rule applies to blocks approved under an estate development plan before 5 July 2013 or for which a lease was granted before 5 July 2013. The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). For this rule: Daytime living area means a habitable room other than a bedroom</p> <p>Note: Overshadowing from vegetation is not considered when assessing solar access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Complies The proposed new living space receive greater than 3 hours of direct sunlight</p>
5.1A Solar access – blocks which were approved on or after 5 July 2013		
<p>R37A This rule applies to blocks approved under an estate development plan on or after 5 July 2013 for:</p> <ul style="list-style-type: none"> a) new dwellings b) additions and alterations, only if the addition or alteration affects: i) habitable room (see 1 below) ii) habitable room other than a bedroom (see 2 below) <p>1. Where the front boundary of the block is the northern boundary: A habitable room is provided with a minimum of 4m² of transparent vertical glazing that: a) is oriented between 45° east of north and 45° west of north; and b) is not overshadowed at noon on the winter solstice (21 June) by buildings and structures on the subject block, excluding the eaves of the building.</p> <p>2. For all other blocks: A habitable room other than a bedroom is provided with a minimum of 4m² of transparent vertical glazing that: a) is oriented</p>	<p>C37A One or more daytime living areas is provided with reasonable access to direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). For this criterion: Daytime living area means a habitable room other than a bedroom.</p>	<p>Not Applicable</p>

<p>between 45° east of north and 45° west of north; and b) is not overshadowed at noon on the winter solstice (21 June) by: i) buildings and structures on the subject block, excluding the eaves of the building ii) the 'solar fence' on the northern boundary of the subject block. For this rule:</p> <p>A. The height of the 'solar fence' is: i) in the primary building zone – 3m ii) all other parts of the boundary – 2.3m.</p> <p>B. A roofed outdoor area (e.g. an alfresco area) is not considered to be an eave.</p> <p>Note: Compliance with this rule may be demonstrated through plans, elevations and supporting documentation (e.g. shadow diagrams) showing that the required minimum area of glazing is not overshadowed.</p> <p>Note: Overshadowing from vegetation is not considered when assessing solar access.</p>		
5.2 Private open space		
<p>R38 For large blocks approved under an estate development plan on land for which the original Crown lease was granted on or after 1 January 2020, private open space complies with all of the following:</p> <p>a) has a minimum area equal to 60% of the block area, less 50m²</p> <p>b) has a minimum dimension of 6m for an area not less than 10% of the block</p> <p>c) at least 50% of the minimum area specified in a) is planting area. Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>C38 Private open space provides residential amenity on the subject site and protects the residential amenity of adjoining sites by achieving all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) provides space for planting</p> <p>c) facilitates on-site infiltration of stormwater run-off</p> <p>d) provides outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>e) provides space for service functions such as clothes drying and domestic storage.</p>	<p>Not Applicable, block approved before 1 January 2020.</p>

<p>R38A For large blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020, private open space complies with all of the following:</p> <p>a) has a minimum area equal to 60% of the block area</p> <p>b) has a minimum dimension of 6m for an area not less than 10% of the block</p> <p>c) at least 30% of the block area is planting area, with a minimum dimension of 2.5m.</p> <p>Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>C38A To reduce urban heat island effects, retain water and maintain ecosystem services, and to provide residential amenity on the subject site and protect residential amenity of adjoining sites, private open space achieves all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) facilitates on-site infiltration of stormwater run-off</p> <p>c) provides substantial outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>d) provides space for service functions such as clothes drying and domestic storage</p> <p>e) provides planting areas that demonstrates: i) establishment of landscaping to provide substantial shade in summer and admit winter sunlight to outdoor and indoor living areas ii) enhancement of living infrastructure through water-sensitive urban design and providing adequate areas for deep soil zones for ground water recharge, canopy trees and vegetation.</p>	<p>The subject site is 600m². The minimum area of POS required as per Rule R38A(a) is 360m². The total area of POS provided is 309m². This is less than 360m². R38A(a)</p> <p>The area of POS with a minimum dimension of 6m as provided is 75.9m². located between the new residence and northern side boundary of the block. This is more than the minimum 10% of block area required by R38A(b).</p> <p>30% of the block area is planting area, with a minimum dimension of 2.5m as shown in green colour on the planting area plan. The proposal complies with R38A(c).</p>
<p>R39 For mid-sized blocks approved under an estate development plan for which the original Crown lease was granted on or after 1 January 2020, private open space complies with all of the following: a) a minimum area is not less than 40% of the block area, less 50m² b) a minimum dimension as follows: i) blocks that are identified in a precinct code as an alternative boundary setback block – 4m</p>	<p>C39 Private open space provides residential amenity on the subject site and protects the residential amenity of adjoining sites by achieving all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) provides space for planting</p>	<p>Not a mid-sized block</p>

<p>for an area not less than 20% of the block area ii) blocks less than 360m² – 5m for an area not less than 10% of the block iii) in all other cases - 6m for an area not less than 10% of the block area c) at least 50% of the minimum area specified in a) is planting area.</p> <p>Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>c) facilitates on-site infiltration of stormwater run-off</p> <p>d) provides outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>e) provides space for service functions such as clothes drying and domestic storage.</p>	
<p>R39A For mid-sized blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020, private open space complies with all of the following:</p> <p>a) a minimum area is not less than 40% of the block area</p> <p>b) a minimum dimension as follows: i) blocks that are identified in a precinct code as an alternative boundary setback block – 4m for an area not less than 20% of the block area ii) blocks less than 360m² – 5m for an area not less than 10% of the block iii) in all other cases - 6m for an area not less than 10% of the block area</p> <p>c) at least 20% of the block area is planting area, with a minimum dimension of 2.5m.</p> <p>Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>C39A To reduce urban heat island effects, retain water and maintain ecosystem services, and to provide residential amenity on the subject site and protect residential amenity of adjoining sites, private open space achieves all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) facilitates on-site infiltration of stormwater run-off</p> <p>c) provides substantial outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>d) provides space for service functions such as clothes drying and domestic storage</p> <p>e) provides planting areas that demonstrates: i) establishment of landscaping to provide substantial shade in summer and admit winter sunlight to outdoor and indoor living area ii) enhancement of living infrastructure through water-sensitive urban design and providing adequate areas for deep soil zones for ground water recharge, canopy trees and vegetation.</p>	<p>Not a mid-sized block</p>

<p>R40 For compact blocks approved under an estate development plan for which the original Crown lease was granted on or after 1 January 2020, private open space complies with all of the following:</p> <p>a) a minimum area is not less than 20% of the block area</p> <p>b) at least 50% of the minimum area specified in a) is planting area.</p> <p>Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>C40 Private open space provides residential amenity on the subject site and protects the residential amenity of adjoining sites by achieving all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) provides space for planting</p> <p>c) facilitates on-site infiltration of stormwater run-off</p> <p>d) provides outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>e) provides space for service functions such as clothes drying and domestic storage.</p>	<p>Not a compact block</p>
<p>R40A For compact blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020, private open space complies with the following:</p> <p>a) a minimum area is not less than 30% of the block area</p> <p>b) at least 15% of the block area is planting area with a minimum dimension of 2.5m.</p> <p>Note: Private open space includes principal private open space, as required elsewhere in this element.</p>	<p>C40A To reduce urban heat island effects, retain water and maintain ecosystem services, and to provide residential amenity on the subject site and protect residential amenity of adjoining sites, private open space achieves all of the following:</p> <p>a) limits site coverage of buildings and vehicle parking and manoeuvring areas</p> <p>b) facilitates on-site infiltration of stormwater run-off</p> <p>c) provides substantial outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>d) provides space for service functions such as clothes drying and domestic storage</p> <p>e) provides planting areas that demonstrates:</p>	<p>Not a compact block</p>

	<p>i) establishment of landscaping to provide substantial shade in summer and admit winter sunlight to outdoor and indoor living areas</p> <p>ii) enhancement of living infrastructure through water-sensitive urban design and providing adequate areas for deep soil zones for ground water recharge, canopy trees and vegetation</p>	
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RULES	CRITERIA	STATEMENT
5.2A Site coverage and tree planting		
<p>R40B This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Site coverage is a maximum of:</p> <p>a) for large blocks: 40% of the block area</p> <p>b) for mid-sized blocks: 60% of the block area</p> <p>c) for compact blocks: 70% of the block area.</p>	<p>C40B Site coverage and vehicle parking and manoeuvring areas is limited to:</p> <p>a) maximise outdoor areas that are readily accessible by residents for a range of uses and activities</p> <p>b) provide adequate space for service functions such as clothes drying and domestic storage</p> <p>c) provide adequate planting area on the site.</p>	<p>Proposed site cover area is only exceeded 8.5% from it's requirement as shown on the site coverage plan.</p> <p>To maximise our outdoor areas we provided patios and pergola area which is easily accessible from living area for resident's gathering and outdoor activities. We also provided adequate space for service functions such as clothes drying and domestic storage purpose. Provision for adequate planting area which is more than 30% of the block.</p>
<p>R40C This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Development provides a minimum level of tree planting in deep soil zones, with associated planting requirements as described in table 7a, consistent with the following:</p> <p>a) for compact blocks, at least one small tree</p>	<p>C40C Tree planting provided in the development ensures:</p> <p>a) Planting or retention of suitably sized canopy trees in deep soil zones, including adequate dimensions for deep soil zones to support healthy canopy tree growth, and provide adequate room for canopy trees</p> <p>b) planting canopy trees of semi-advanced stock and reasonable heights at maturity.</p>	<p>Proposed one small tree and one medium required for the site.</p> <p>All proposed small and medium trees location are shown on the planting area plan. So trees requirement are being meet with this rules.</p>

<p>b) for mid-sized blocks, at least two small trees</p> <p>c) for large blocks less than or equal to 800m² , one small tree and one medium tree (or equivalent existing tree/s– see Table 7b)</p> <p>d) for large blocks more than 800m² , at least:</p> <p>i) one medium tree and one large tree (or equivalent existing tree/s – see Table 7b), and</p> <p>ii) one additional large tree or two additional medium trees for each additional 800m² block area (or equivalent existing tree/s – see Table 7b).</p> <p>Note: Existing canopy trees being retained as part of development may be considered to meet these requirements.</p>		
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RULES	CRITERIA	STATEMENT
5.3 Principal private open space		
<p>R41</p> <p>At least one area of principal private open space on the block complies with all of the following:</p> <p>a) minimum area and dimensions specified in table 8.</p> <p>b) at ground level</p> <p>c) directly accessible from, and adjacent to, a habitable room other than a bedroom</p> <p>d) screened from adjoining public streets and public open space</p> <p>e) located behind the building line, except where enclosed by a courtyard wall</p> <p>f) is not located to the south, south-east or south-west of the dwelling, unless it achieves not</p>	<p>C41</p> <p>Principal private open space achieves all of the following:</p> <p>a) is proportionate to the size of the dwelling</p> <p>b) capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment, recreation, and it is directly accessible from the dwelling</p> <p>c) accommodates service functions such as clothes drying and domestic storage</p> <p>d) is screened from public streets and public open space with pedestrian or cycle paths</p> <p>e) reasonable access to sunlight to enable year round use</p>	<p>A PPOS for the residence has been provided between the proposed new residence and end of existing garage wall to the north-west side of the block. It complies with all six provisions set out under Rule R41.</p>

<p>less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p>Note: Overshadowing from vegetation is not considered when assessing solar access.</p>		
5.4 Noise attenuation – external sources		
<p>R42 This rule applies to all new dwellings (including in established areas), as well as extensions and alterations that add a habitable room exposed directly to the source of noise. Where a block has one or more of the following characteristics:</p> <p>i) identified in a precinct code as being potentially affected by noise from external sources</p> <p>ii) adjacent to a road carrying or forecast to carry traffic volumes greater than 12000 vehicles per day</p> <p>iii) is otherwise identified to be noise affected dwellings shall be constructed to comply with the following:</p> <p>1. road carrying traffic volumes between 12,000 and 25,000 vpd – a. dwelling located less than 20m from the nearside edge of the road:</p> <p>i. AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)</p> <p>ii. AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design.</p> <p>b. dwelling located more than 20m from the nearside edge of</p>	<p>C42 This criterion applies to all new dwellings (including in established areas), as well as extensions and alterations that add a habitable room exposed directly to the source of noise. A noise management plan must be provided where:</p> <p>i) A block is identified in a precinct code as being potentially affected by noise from external sources; or</p> <p>ii) A dwelling is located in the first row of housing near a road carrying or forecast to carry traffic volumes greater than 12000 vehicles per day; or</p> <p>iii) A block is otherwise identified to be noise affected Noise management plan requirements:</p> <p>a) For other than road traffic noise - a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. The noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005. The plan must indicate compliance with the relevant</p>	<p>Block not identified as being potentially noise affected</p>

<p>the road:</p> <p>i. glazing is 6.38mm laminated glass or equivalent and fitted with acoustic seals other than brush seals</p> <p>ii. any external doors are solid core and fitted with acoustic seals other than brush seals</p> <p>2. road carrying traffic volumes greater than 25,000 vpd – a) dwelling located less than 40m from the nearside edge of the road:</p> <p>i. AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)</p> <p>ii. AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design.</p> <p>b) dwelling located more than 40m from the nearside edge of the road:</p> <p>i. glazing is 10.38mm laminated glass or equivalent and fitted with acoustic seals other than brush seals</p> <p>ii. any external doors are solid core and fitted with acoustic seals other than brush seals</p> <p>3. in all other cases where a dwelling is affected by noise from external sourcesi. AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)</p> <p>ii. AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design.</p>	<p>Australian standard.</p> <p>b) For road traffic noise - an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the ACT Government entity responsible for transport planning. The plan must indicate compliance with the relevant Australian standard.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>	
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Element 6: Environment

Water Ways: Water Sensitive Urban Design General Code

RULES	CRITERIA	STATEMENT
6.1 Water sensitive urban design		
<p>R43 This rule applies to</p> <ul style="list-style-type: none"> a) all new single dwellings b) secondary residences and c) extensions and alterations but does not apply to: <ul style="list-style-type: none"> i) extensions of a size 50% or less of existing floor area or ii) development where no new plumbing is proposed The development complies with one of the following: <ul style="list-style-type: none"> i) Option A ii) Option B iii) Option C <p>For this rule Option A is:</p> <ul style="list-style-type: none"> a) on compact blocks - <ul style="list-style-type: none"> i) no minimum water storage requirement WELS rated plumbing ii) minimum fixtures <ul style="list-style-type: none"> b) on mid-sized blocks - <ul style="list-style-type: none"> i) minimum on site water storage of water from roof harvesting is 2,000 litres ii) 50% or 75m2 of roof plan area, whichever is the lesser, is connected to the tank iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>The proposal meets R43 using a water tank located on the southern side of the residence, with a min 4,000lt tank collecting 100m2 of roof or 50%(whichever is smaller) connected to all external taps, toilets, and laundry cold water. the connection will require a pump where it cannot be elevated sufficiently to give adequate pressure</p>

<p>c) on large blocks up to 800m2 -</p> <p>i) minimum on site water storage of water from roof harvesting is 4,000 litres</p> <p>ii) 50% or 100m2 of roof plan area, whichever is the lesser, is connected to the tank</p> <p>iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure.</p> <p>d) on large blocks 800m2 or greater -</p> <p>i) minimum on site water storage of water from roof harvesting is 5,000 litres</p> <p>ii) 50% or 125m2 of roof plan area, whichever is the lesser, is connected to the tank</p> <p>iii) the tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure.</p> <p>Option B is: A greywater system captures all bathroom and laundry greywater and treats it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps.</p> <p>Option C is: Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the online</p>		
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<p>assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption. Note: The online Single Residential Waterways Calculator can be found at:</p> <p>https://www.planning.act.gov.au/topics/design_building/design-and-siting/water_efficiency/residential_calculator</p>		
6.2 Heritage		
<p>R44 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council.</p> <p>Note: The authority will consider any advice from the Heritage Council before determining the application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not a heritage block</p>
6.3 Tree protection		
<p>R45 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees. The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes: 1. Under the Planning and Development Regulation 2008 a development application for a declared site under the Tree Protection Act 2005, must be referred to the Conservator of Flora and Fauna. 2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007. 3. Protected tree and declared site are defined under the Tree Protection Act 2005.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Complies</p>

6.4 Erosion and sediment control		
<p>R46 For sites less than 3,000m² , development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>An Erosion and Sediment Control Plan has been prepared and submitted with the DA that demonstrates the development's compliance with the Environment Protection Authority's Environment Protection Guidelines for Construction and Land Development in the ACT. Refer to drawing: A101 site establishment notes.</p>
<p>R47 For sites 3,000m² or larger, the application is accompanied by an erosion and sediment control plan endorsed by the ACT Environment Protection Authority.</p> <p>Note: If an erosion and sediment control plan is required but not provided, the application will be referred to the ACT Environment Protection Authority before the determination of the application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Site is less than 3000m²</p>

Element 7: Services

RULES	CRITERIA	STATEMENT
7.1 Construction waste management – all zones		
<p>R48 This rule applies to residential development that is likely to generate more than 20m³ of construction waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TCCS. TCCS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Project will generate less than 20m³ of construction waste</p>

<p>Management in the ACT. TCCS may endorse departures.</p> <p>Note: a condition of approval may be imposed to ensure compliance</p>		
7.2 Utilities – all zones		
<p>R49 This rule applies to any proposed encroachment into a registered easement. The encroachment is to be approved in writing by the relevant service provider.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>No encroachment into a registered easement is proposed</p>