

**Residential Design Codes**

**Volume 1**

**2024**

**PART C**

****ASSESSMENT TEMPLATE

*Disclaimer: This assessment template is not intended to replace R-Codes Volume 1. Applicants and assessors should refer to the R-Codes Volume 1 for information on the relevant provisions that are applicable to a development.*

**R-CODES VOLUME 1, PART C –** ASSESSMENT TEMPLATE

April 2024

|  |
| --- |
| **General** |
| **Local government:**  |  |
| **Assessing officer:**  |  |
| **Development description:** |  |
| **Reference number:** |  |

|  |  |
| --- | --- |
| **Property Details** |  |
| **Address:**  |  |
| **Lot Area:**  |  |
| **Title Information:****(lot type and easements)** |  |

|  |  |
| --- | --- |
| **Planning Framework** |  |
| **Region Scheme Zoning:**  |  |
| **Local Planning Scheme zoning/R-code:**  |  |
| **Land Use permissibility:** |  |
| **Special Control area:** |  |
| **Structure Plan Area:** |  |
| **Local Development Plan Area:** |  |
| **Local Planning Policies:** |  |
| **Development Contributions:** |  |
| **Planning Control Area:** |  |
| **Referrals required:****(Main Roads, WAPC, Heritage etc)** |  |

|  |  |
| --- | --- |
| **Site inspection** |  |
| **Date of Site Inspection:** |  |
| **Verge Infrastructure:** **(lighting, Power, water, side entry pit etc)** |  |
| **Street Trees:** |  |
| **Summary of site inspection findings:** |  |
| **Photos:** |  |

# PART D - LAND

### 1.1 SITE AREA

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**(IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1.1** | Average & Minimum site area in accordance with Table D |[ ] [ ] [ ]   |  |  |  |
| **C1.1.2** | Minimum site area calculated as required for a single house or grouped dwelling |[ ] [ ] [ ]   |  |  |  |
| **C1.1.3** | Corner Truncation to a public street, up to a maximum of 20m2 to be added  |[ ] [ ] [ ]   |  |  |  |
|  | Battle-axe access leg no more than 20% of required site area in Table D |[ ] [ ] [ ]   |  |  |  |
| **C1.1.4** | Variation approved by the WAPC  |[ ] [ ] [ ]   |  |  |  |
|  | Existing lot with permanent legal access to a public road |[ ] [ ] [ ]   |  |  |  |
| **C1.1.5**  | R25 & below only |  |  |[x]   |  |  |  |
| **C1.1.6** **R30 - R40 only** | Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling  |[ ] [ ] [ ]   |  |  |  |
|  | Site not less than100m2 |[ ] [ ] [ ]   |  |  |  |
|  | Where 4 or more dwellings or sites, reduction applied to a maximum 50%  |[ ] [ ] [ ]   |  |  |  |
| **C1.1.7****R50+** | Reduced by up to 35% for an accessible dwelling to gold level universal design or a small dwelling |[ ] [ ] [ ]   |  |  |  |
|  | Site not less than100m2 |[ ] [ ] [ ]   |  |  |  |
|  | Where 4 or more dwellings or sites, small dwelling reduction applied to a maximum 50% |[ ] [ ] [ ]   |  |  |  |
| **C1.1.8** | For multiple dwellings in areas coded R30 to R60; where a significant existing tree is retained, the average site area may be reduced by 10%.(This reduction is limited to dwellings not already subject to a reduced average site area under C1.1.6 or C1.1.7) |[ ] [ ] [ ]   |  |  |  |

# 1.0 THE GARDEN

### 1.1 PRIVATE OPEN SPACE

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **YES** | **NO** | **N/A** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE**(IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.1.1** | Primary garden area in accordance with Table 1.1a |[ ] [ ] [ ]   |  |  |  |
| **C1.1.2** | Splitting of PGA for grouped dwellings |[ ] [ ] [ ]   |  |  |  |
| **C1.1.3** | Private open space to multiple dwellings (balcony) in accordance with Table 1.1b |[ ] [ ] [ ]   |  |  |  |
| **C1.1.4** | Balconies to be unscreened for 25% |[ ] [ ] [ ]   |  |  |  |

### 1.2 TREES AND LANDSCAPING

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.2.1** – 15% soft landscaping per site  |[ ] [ ] [ ]   |  |  |  |
| **C1.2.2** – 30% soft landscaping of the primary street setback area |[ ] [ ] [ ]   |  |  |  |
| **C1.2.3** – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas |[ ] [ ] [ ]   |  |  |  |
| **C1.2.4** – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b. |[ ] [ ] [ ]   |  |  |  |
| **C1.2.5** – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings |[ ] [ ] [ ]   |  |  |  |
| **C1.2.6** – reduced landscaping subject to retaining a significant existing tree |[ ] [ ] [ ]   |  |  |  |
| **C1.2.7** – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with *AS4970* |[ ] [ ] [ ]   |  |  |  |
| **C1.2.8 –** Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3 |[ ] [ ] [ ]   |  |  |  |

### 1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.3.1** – Minimum communal open space requirements |[ ] [ ] [ ]   |  |  |  |
| **C1.3.2** – Communal open space separated or screened sources of noise and odour |[ ] [ ] [ ]   |  |  |  |
| **C1.3.3** – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking |[ ] [ ] [ ]   |  |  |  |

### 1.4 WATER MANAGEMENT AND CONSERVATION

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **COMMENTS / CONDITION OF APPROVAL** |
| **C1.4.1** – Stormwater retained on site |[ ] [ ] [ ]   |  |  |  |
| **C1.4.2** – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker |[ ] [ ] [ ]   |  |  |  |

# 2.0 THE BUILDING

### 2.1 SIZE AND LAYOUT OF DWELLINGS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.1.1** – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m |[ ] [ ] [ ]   |  |  |  |
| **C2.1.2** – Primary living space to have direct and physical access to primary garden area/private open space (single houses and grouped dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.3** – Primary living space to have direct access to private open space (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.4** – Max depth of single aspect primary living space (multiple dwellings only) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.5** – Bedrooms to have a minimum internal floor area of 9m2 and a minimum dimension of 2.7m (multiple dwellings only) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.6** – Minimum ceiling height (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.7** –Minimum internal dwelling floor area (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.8** – Dwelling mix (10+ multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.9** – Storage requirements in Table 2.1b |[ ] [ ] [ ]   |  |  |  |
| **C2.1.10** – Reduced storage area dimension |[ ] [ ] [ ]   |  |  |  |
| **C2.1.11** – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.1.12** – Separation of noise sources (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |

### 2.2 SOLAR ACCESS AND NATURAL VENTILATION

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.2.1** – Openable external window requirements for habitable rooms |[ ] [ ] [ ]   |  |  |  |
| **C2.2.2** – Courtyard requirements (when proposed as the only source of daylight to a habitable room) |[ ] [ ] [ ]   |  |  |  |
| **C2.2.3** – Openable window requirements for bathrooms on external walls (excluding boundary walls) |[ ] [ ] [ ]   |  |  |  |
| **C2.2.4** – Orientation of major openings to primary living spaces (single houses and grouped dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.2.5** – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |

### 2.3 PARKING

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.3.1** – Occupant parking in accordance with Table 2.3a |[ ] [ ] [ ]   |  |  |  |
| **C2.3.2** – Motorcycle/scooter parking (multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.3.3** – Design of car spaces and manoeuvring areas as per *AS2890.1* |[ ] [ ] [ ]   |  |  |  |
| **C2.3.4** – Visitor parking in accordance with Table 2.3a |[ ] [ ] [ ]   |  |  |  |
| **C2.3.5** – Design and location of visitor parking |[ ] [ ] [ ]   |  |  |  |
| **C2.3.6** – Bicycle parking in accordance with Table 2.3b |[ ] [ ] [ ]   |  |  |  |

### 2.4 WASTE MANAGEMENT

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.4.1** – Space for bin storage |[ ] [ ] [ ]   |  |  |  |
| **C2.4.2** – Waste management plan (multiple dwellings or 5+ grouped dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.4.3** – Screening of waste storage |[ ] [ ] [ ]   |  |  |  |
| **C2.4.4** – Communal waste storage area requirements |[ ] [ ] [ ]   |  |  |  |

### 2.5 UTILITIES

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.5.1** – Service utilities |[ ] [ ] [ ]   |  |  |  |
| **C2.5.2** – Functional utilities |[ ] [ ] [ ]   |  |  |  |
| **C2.5.3** – Solar collectors (where provided) |[ ] [ ] [ ]   |  |  |  |

### 2.6 OUTBUILDINGS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.6.1** – Requirements for outbuildings |[ ] [ ] [ ]   |  |  |  |
| **C2.6.2** – Additional outbuilding standards where designed to be compatible with the colour and materials of the dwelling |[ ] [ ] [ ]   |  |  |  |

### 2.7 UNIVERSAL DESIGN

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.7.1** – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C2.7.2** – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7 |[ ] [ ] [ ]   |  |  |  |

### 2.8 ANCILLARY DWELLINGS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.8.1** – Ancillary dwelling requirements |[ ] [ ] [ ]   |  |  |  |

### 2.9 SMALL DWELLINGS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.9.1** – Small dwelling requirements |[ ] [ ] [ ]   |  |  |  |

### 2.10 HOUSING ON LOTS LESS THAN 100m2

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C2.10.1** – Design standards for houses on lots less than 100m2 |[ ] [ ] [ ]   |  |  |  |

# 3.0 NEIGHBOURLINESS

### 3.1 SITE COVER

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.1.1** – Site cover in accordance with Table 3.1a*(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)*  |[ ] [ ] [ ]   |  |  |  |

### 3.2 BUILDING HEIGHT

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.2.1** – Building height in accordance with Table 3.2a |[ ] [ ] [ ]   |  |  |  |

### 3.3 STREET SETBACKS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.3.1** – Setback of buildings in accordance with Table 3.3a |[ ] [ ] [ ]   |  |  |  |
| **C3.3.2** – Porch, verandah, balcony projections into the street setback area |[ ] [ ] [ ]   |  |  |  |
| **C3.3.3** – Setback from corner truncations |[ ] [ ] [ ]   |  |  |  |
| **C3.3.4** – Garages setback from primary street in accordance with Table 3.3b |[ ] [ ] [ ]   |  |  |  |
| **C3.3.5** – Setback of carports from a primary street |[ ] [ ] [ ]   |  |  |  |
| **C3.3.6** – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a |[ ] [ ] [ ]   |  |  |  |

### 3.4 LOT BOUNDARY SETBACKS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.4.1** – Buildings set back from lot boundaries in accordance with Table 3.4a |[ ] [ ] [ ]   |  |  |  |
| **C3.4.2** – Maximum length for two storey walls |[ ] [ ] [ ]   |  |  |  |
| **C3.4.3** – Setback of carports, patios, verandahs or equivalent structure  |[ ] [ ] [ ]   |  |  |  |
| **C3.4.4** – Maximum height and length of boundary walls in accordance with Table 3.4b |[ ] [ ] [ ]   |  |  |  |
| **C3.4.5** – Boundary wall abutting an existing or simultaneously constructed wall |[ ] [ ] [ ]   |  |  |  |
| **C3.4.6** – Grouped dwellings on the same lot set back as if there is a boundary between them |[ ] [ ] [ ]   |  |  |  |
| **C3.4.7** – Multiple dwelling buildings on the same lot set back as though there is a lot boundary  |[ ] [ ] [ ]   |  |  |  |

### 3.5 SITE WORKS AND RETAINING WALLS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.5.1** – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling |[ ] [ ] [ ]   |  |  |  |
| **C3.5.2** - Retaining walls and fill behind the street setback in accordance Table 3.5a |[ ] [ ] [ ]   |  |  |  |
| **C3.5.3** – Excavation behind the street setback line and up to the lot boundary  |[ ] [ ] [ ]   |  |  |  |

### 3.6 STREETSCAPE

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.6.1** – Single houses and grouped dwellings address the street |[ ] [ ] [ ]   |  |  |  |
| **C3.6.2** – Multiple dwelling upper level balconies address the street |[ ] [ ] [ ]   |  |  |  |
| **C3.6.3** – Front door protection from the weather |[ ] [ ] [ ]   |  |  |  |
| **C3.6.4** – Ground floor multiple dwellings access to the street |[ ] [ ] [ ]   |  |  |  |
| **C3.6.5** – Maximum garage door width |[ ] [ ] [ ]   |  |  |  |
| **C3.6.6** – Maximum carport width |[ ] [ ] [ ]   |  |  |  |
| **C3.6.7** – Fence or wall within the primary street setback area requirements |[ ] [ ] [ ]   |  |  |  |
| **C3.6.8** – Pillars as part of street fence/wall  |[ ] [ ] [ ]   |  |  |  |
| **C3.6.9** – Secondary street fencing for corner sites |[ ] [ ] [ ]   |  |  |  |

### 3.7 ACCESS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.7.1** – Vehicle access hierarchy  |[ ] [ ] [ ]   |  |  |  |
| **C3.7.2** – One vehicle access per lot |[ ] [ ] [ ]   |  |  |  |
| **C3.7.3** – Driveway dimension requirements |[ ] [ ] [ ]   |  |  |  |
| **C3.7.4** – Driveways that allow vehicles to exit in forward gear |[ ] [ ] [ ]   |  |  |  |
| **C3.7.5** – Driveway allow passing (when 30m+) |[ ] [ ] [ ]   |  |  |  |
| **C3.7.6** – Driveways onto primary distributor or integrator arterial roads |[ ] [ ] [ ]   |  |  |  |
| **C3.7.7** - Sightlines |[ ] [ ] [ ]   |  |  |  |
| **C3.7.8** – Pedestrian access (grouped and multiple dwellings) |[ ] [ ] [ ]   |  |  |  |
| **C3.7.9** – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)  |[ ] [ ] [ ]   |  |  |  |
| **C3.7.10** – Pedestrian access legs |[ ] [ ] [ ]   |  |  |  |
| **C3.7.11** – Communal street or battleaxe leg requirements |[ ] [ ] [ ]   |  |  |  |
| **C3.7.12** – Lighting and landscaping of communal streets or battleaxe legs |[ ] [ ] [ ]   |  |  |  |
| **C3.7.13** – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements  |[ ] [ ] [ ]   |  |  |  |

### 3.8 RETAINING EXISTING DWELLINGS

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.8.1** – Requirements where a dwelling is retained |[ ] [ ] [ ]   |  |  |  |

### 3.9 SOLAR ACCESS FOR ADJOINING SITES

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.9.1** – Maximum overshadowing in accordance with Table 3.9a |[ ] [ ] [ ]   |  |  |  |
| **C3.9.2** – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less |[ ] [ ] [ ]   |  |  |  |
| **C3.9.3** – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot |[ ] [ ] [ ]   |  |  |  |

### 3.10 VISUAL PRIVACY

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **DEEMED-TO-COMPLY** | **MEETS DEEMED-TO-COMPLY** | **ADDRESSES DESIGN PRINCIPLE**  | **NOT APPLICABLE** | **DEEMED-TO-COMPLY REQUIREMENT** | **PROVIDED** | **DESIGN PRINCIPLE** (IF APPLIED) | **CONDITION OF APPROVAL**(IF APPLIED) |
| **C3.10.1** – Visual privacy requirements where adjoining a developed site |[ ] [ ] [ ]   |  |  |  |
| **C3.10.2** – Notwithstanding C3.10.1, Visual privacy design solutions |[ ] [ ] [ ]   |  |  |  |
| **C3.10.3** – Offsetting of bedroom and study windows |[ ] [ ] [ ]   |  |  |  |
| **C3.10.4** – Overlooking for grouped or multiple dwellings within a lot |[ ] [ ] [ ]   |  |  |  |
| **C3.10.5** – Visual privacy where adjoining a vacant or unknown site |[ ] [ ] [ ]   |  |  |  |
| **C3.10.6** – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site |[ ] [ ] [ ]   |  |  |  |

### CONSULTATION

### FURTHER COMMENTS

### RECOMMENDATION

APPROVE [ ]  REFUSE [ ]