

Residential Code Checklist (New Dwellings and Additions to Existing Dwellings)

**Version – Gazetted Regulations
31 May 2012**



Government of South Australia

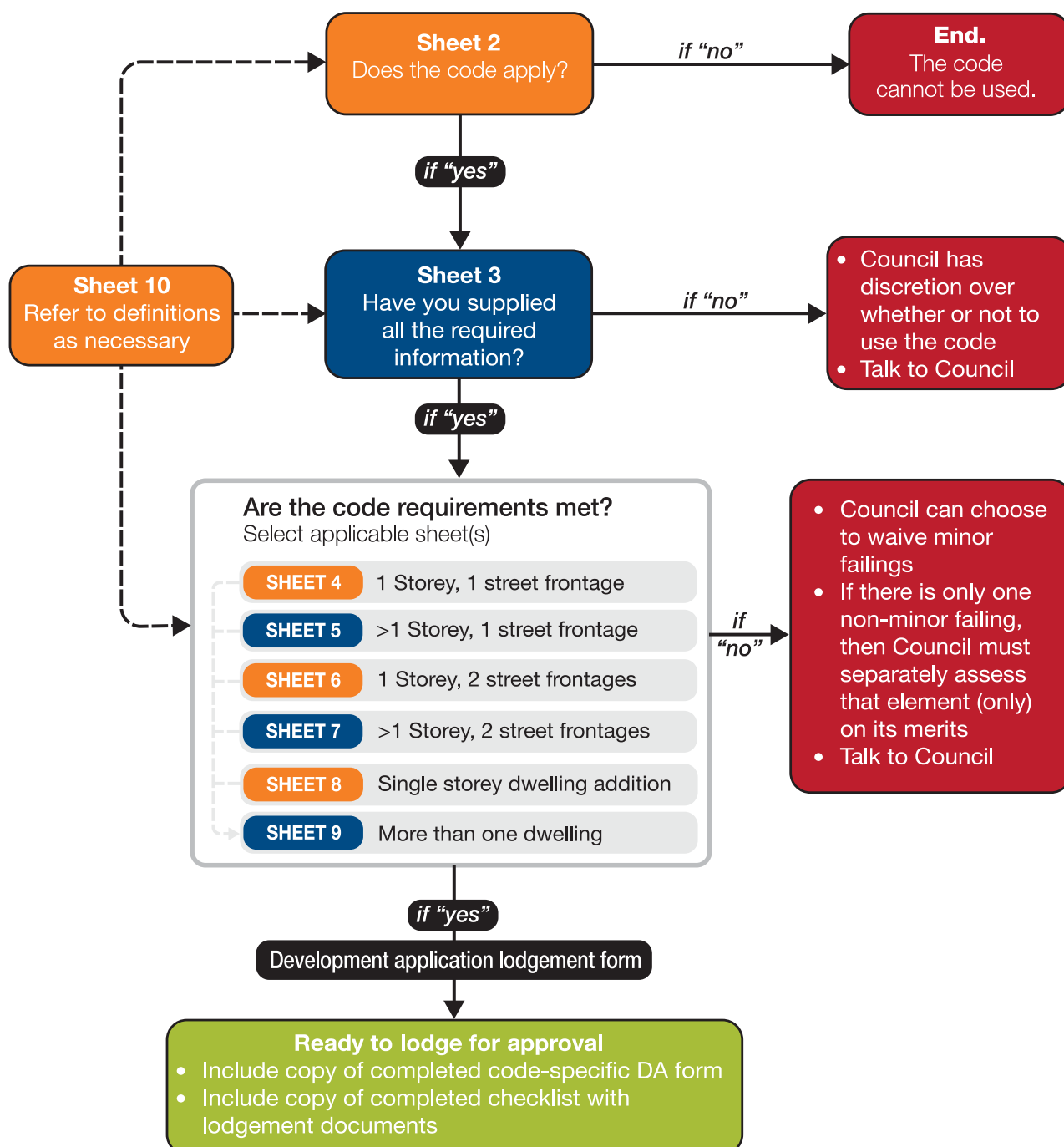
Department of Planning,
Transport and Infrastructure



This checklist assists you to design new (detached and semi-detached) dwellings and dwelling additions so that they will be guaranteed planning approval.

It is arranged to ensure that you address mandatory and critical requirements first and assuming your design complies provide you with the development application form to complete in readiness for lodgement.

The road map through the Checklist question sheets is:



**Site Address:**

Things to confirm to ensure the Code applies.

Requirements

Yes No Key Words

1 Listed Area

Is this site within a zone/area where the Code applies to new dwellings?

If “no” - stop here, the Code does not apply.

☐ ☐

Within Zone where Code applies

2 Exclusions

To your knowledge, do any of the following exclusions apply:

If “yes” to any of the questions below: stop immediately, the Code does not apply.

If you are unsure about any of these questions, contact the Council responsible for the area in which you are going to develop.

2.1 On the same allotment as, or adjacent to, a State Heritage Place?

☐ ☐

State Heritage Place

2.2 On the same allotment as a Local Heritage Place?

☐ ☐

Local Heritage Place

2.3 On an allotment that is battle-axe shaped?

☐ ☐

Battle-axe allotment

2.4 Within a Flood Management Zone or Area for which no AHD or ARI is designated?

☐ ☐

Flooding risk

2.5 Within a Flood Management Zone or Area for which an AHD or ARI is designated and the proposed finished floor level does not comply with this level?

☐ ☐

Flooding risk

2.6 To the best of your knowledge and belief there is the possibility that the allotment is or may have been subject to site contamination as a result of a previous use or activity undertaken on the land and you have not provided to Council a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993 confirming that the site contamination no longer exists or has been addressed to the extent necessary to be suitable for unrestricted residential use?

☐ ☐

Site contamination

2.7 On an allotment within a Historic Conservation Zone/Area?

☐ ☐

Historic Conservation Zone/Area

**Site Address:**

Things you will need to submit with a Code application for planning consent.

If “no” to any of the below: Council has discretion as to whether or not it will assess the application under the Code.

Requirements	Provided			Key Words
	Yes	No	N/A	
1 Application Form Have you completed the perscribed application form?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application form
2 Site Plan Is there a site plan drawn accurately to scale of not less than 1:200 inclusive of bar and ratio scales and showing:				
2.1 Position and dimensions of the minimum front and side setbacks of any existing or proposed building on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site boundaries
2.2 Position of any existing and proposed buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing/proposed buildings
2.3 Location of any regulated tree(s) that exist on site or on adjoining land that might be affected by the work or might affect the proposed work?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regulated Trees
2.4 Location and dimension of any proposed carparking spaces that are not covered?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carparking
2.5 Location and finished ground level at each end of any driveway (existing or proposed)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway
2.6 Location of any authorised or existing driveway crossover to serve as the access point for the driveway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway crossover
2.7 Existing and proposed finished floor levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Finished floor level
2.8 True north point?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	True north
2.9 If a new vehicle access point is to be established evidence that: - it has been authorised under the Local Government Act, 1999 (including an access point that has been granted consent as part fo a land division application); or - the driveway access point is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to rollover it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
2.10 Location of any existing or proposed tanks for or areas where sewage may soak in the ground for onsite disposal installed or to be installed in accordance with the Public & Environmental Health Act 1987?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Effluent tanks



Is required Information supplied?

3

Site Address:

Things you will need to submit with a Code application for planning consent. (continued)

If “no” to any of the below: Council has discretion as to whether or not it will assess the application under the Code.

Requirements	Provided			Key Words
	Yes	No	N/A	
3 Floor Plan Is there a floor plan drawn to a scale of not less than 1:100 and showing number and location of bedrooms and other habitable rooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor plan
4 Elevation Drawings Are there elevation drawings drawn to scale of not less than 1:100 inclusive of bar and ratio scales showing building heights as measured from the top of footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings
5 Context Plan Is there a plan showing showing how the proposed building generally relates to the closest walls of buildings on adjoining sites (other than sites to the rear)? Note: This information may be shown on the Site Plan (see Qu2 above) by combining the Context Plan and the Site Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjoining buildings
6 Certificate of Title Copy of the certificate of title, deposited plan, approved land division or other instrument indicating current or future title of land attached to the application?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of title
7 Site Contamination If, to the best of your knowledge and belief, there is the possibility that the allotment is or may have been subject to site contamination has a site contamination audit report prepared under Part 10A of the Environment Protection Act 1993 been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Audit
8 ETSA Declaration Have you provided the completed ETSA declaration form?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ETSA declaration

4

Single storey dwelling on a site with single street frontage



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on sheet 9 before proceeding to Question 2 below.</p> <p>1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<p>If “no” to any of the below: Council may not be able to assess the application under the Code.</p>				
<p>2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cut and fill ≤ 2m
<p>3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of:</p> <p>3.1 the distance specified in the Development Plan? OR</p> <p>3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
<p>4 Rear Setback for sites ≤ 300m² in area Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≥ 3m for sites ≤ 300m ²
<p>5 Rear Setback for sites > 300m² in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≥ 4m for sites > 300m ²
<p>6 Side Wall Setback for Walls Not on a Boundary</p> <p>6.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary?</p> <p>6.2 For any side wall > 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall setback ≥ 900mm for height ≤ 3m Side wall setback for height > 3m



Single storey dwelling on a site with single street frontage

4

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval (continued)

Requirements	Provided	Key Words
7 For any wall on a Side (not a Secondary Frontage) Boundary 7.1 Is the wall $\leq 3\text{m}$ in height from the top of the footings? 7.2 Is the wall $\leq 8\text{m}$ in length? 7.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 7.4 Is a clearance of $\geq 3\text{m}$ provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 7.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls $< 1\text{m}$ in height are excluded from these requirements.	<div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Side wall $\leq 3\text{m}$ in height Side wall $\leq 8\text{m}$ in length Total length of walls $\leq 45\%$ of boundary Clearance of $> 3\text{m}$ Adjacent Walls
8 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<div> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	Side wall setback $\geq 900\text{mm}$
9 Height 9.1 Is every part of the dwelling $\leq 9\text{m}$ in height from the top of the footings? 9.2 Are all walls $\leq 6\text{m}$ in height from the top of the footings?	<div> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	Height of dwelling $\leq 9\text{m}$ Height of walls $\leq 6\text{m}$
10 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Waste Management
11 Private Open Space for all sites Is at least 24m^2 in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is $< 2.5\text{m}$ in width.	<div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Total private open space $\geq 24\text{m}^2$
12 Private Open Space for sites $\leq 300\text{m}^2$ in area Is at least 24m^2 in area with a minimum dimension of 3m ?	<div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Private open space
13 Private Open Space for sites $300\text{m}^2 - 500\text{m}^2$ in area Is at least 60m^2 in area with a minimum dimension of 4m ?	<div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Private open space

4

Single storey dwelling on a site with single street frontage



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
14 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Garages & Carports Will any proposed carport/garage:				
15.1 be setback as far as the building line (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ building line
15.2 be setback at least 5.5m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
15.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m wide
15.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to roll over it? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
15.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:4
16 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
17 Parking				
17.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
17.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms
18 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows to primary street
19 Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total roofed area ≤ 60% site area

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.				
1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
If “no” to any of the below: Council may not be able to assess the application under the Code.				
2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill ≤ 2.0m
3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of: 3.1 the distance specified in the Development Plan? OR 3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
4 Rear Setback for sites ≤ 300m² in area 4.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary? 4.2 Is any other wall of the dwelling at any other storey setback at least 5m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear ground floor setback ≥ 3m for sites ≤ 300m ² Rear upper floor setback ≥ 5m for sites ≤ 300m ²
5 Rear Setback for sites > 300m² in area 5.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary? 5.2 Is any other wall of the dwelling at any other storey setback at least 6m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear ground floor setback ≥ 4m for sites > 300m ² Rear upper floor setback ≥ 6m for sites > 300m ²



Dwelling of more than one storey on a site with single street frontage

5

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
6 Side Wall Setback for Walls Not on a Boundary 6.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 6.2 For any side wall > 3 metres in height: is the side setback equal to 900mm + $\frac{1}{3}$ of the remaining height over 3 metres from the top of the footings? 6.3 For any south-facing side wall (other than to a secondary street): if there is an upper storey component, is it setback a distance equivalent to that required by Question 8.2 above plus 1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for ≥ 900 mm for wall height ≤ 3 m Side wall setback for wall height > 3 m South facing side wall setback
7 For any wall on a Side (not a Secondary Frontage) Boundary 7.1 Is the wall ≤ 3 m in height from the top of the footings? 7.2 Is the wall ≤ 8 m in length? 7.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 7.4 Is a clearance of ≥ 3 m provided between the proposed wall(s) and any other relevant wall or structure located along the development? 7.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary <i>NOTE Fences and retaining walls < 1m in height are excluded from these requirements.</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall ≤ 3 m height Side wall ≤ 8 m height Total length of walls $\leq 45\%$ of boundary Clearance > 3 m Adjacent walls
8 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback ≥ 900 mm
9 Height 11.1 Is every part of the dwelling ≤ 9 m in height from the top of the footings? 11.2 Are all walls ≤ 6 m in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling ≤ 9 m Height of walls ≤ 6 m
10 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
11 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? <i>NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.</i> <i>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space ≥ 24m ²
12 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
13 Private Open Space for sites 300m² - 500 m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
14 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private open space
15 Upper storey windows that do not face a road reserve or other reserve (including open space reserves) adjoining the property boundary that has a width > 15m Upper storey windows facing a side or rear boundary: 15.1 Is the sill height ≥ 1.5 metres above FFL? OR 15.2 Is any part of the window that is below 1.5 metres from FFL fitted with permanent obscure glazing AND if capable of opening, is limited to a maximum opening of 200mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing/opening
16 Upper storey balcony or terrace Does the longest side of all upper storey balconies or terraces face onto a road reserve or other reserve (including open space reserves) that is at least 15m wide in all places to be faced by the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Upper storey balconies



Dwelling of more than one storey on a site with single street frontage

5

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
17 Garages & Carports Will any proposed carport/garage: <ul style="list-style-type: none"> 17.1 be setback as far as the building line (excluding verandahs, porches or similar)? 17.2 be setback at least 5.5m from the primary street? 17.3 have opening(s) for vehicle access that total < 7m in width? 17.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to roll over it? 17.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ building line Setback 5.5m Opening access < 7m wide Driveway Authorised Driveway 6m distance Driveway access point Driveway gradient < 1:4
18 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
19 Parking <ul style="list-style-type: none"> 19.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 17.1 and 17.2 above? 19.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 17.1 and 17.2 above? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom Minimum 2 carparks for ≥ 2 bedrooms
20 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows to primary street
21 Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area ≤ 60% site area

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p>If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.</p> <p>1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
<p>If “no” to any of the below: Council may not be able to assess the application under the Code.</p>				
<p>2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cut and fill ≤ 2m
<p>3 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of:</p> <p>3.1 the distance specified in the Development Plan? OR</p> <p>3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
<p>4 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of:</p> <p>4.1 900mm? OR</p> <p>4.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Minimum secondary setback Adjacent secondary setback
<p>5 Rear Setback for sites ≤ 300m² in area: Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≤ 3m for sites ≤ 300m ²
<p>6 Rear Setback for sites > 300m² in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback ≥ 4m for sites > 300m ²
<p>7 Side Wall Setback for Walls Not on a Boundary</p> <p>7.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary?</p> <p>7.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall setback ≥ 900mm for wall height ≤ 3m Side wall setback for > 3m wall height



Single storey dwelling on a site with two street frontages

6

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
7 For any wall on a Side (not a Secondary Frontage) Boundary 7.1 Is the wall $\leq 3\text{m}$ in height from the top of the footings? 7.2 Is the wall $\leq 8\text{m}$ in length? 7.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 7.4 Is a clearance of $\geq 3\text{m}$ provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 7.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls $< 1\text{m}$ in height are excluded from these requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Side wall $\leq 3\text{m}$ in height Side wall $\leq 8\text{m}$ in length Total length of walls $\leq 45\%$ of boundary Clearance of $> 3\text{m}$ Adjacent Walls
8 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900mm ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback $\geq 900\text{mm}$
9 Height 9.1 Is every part of the dwelling $\leq 9\text{m}$ in height from the top of the footings? 9.2 Are all walls $\leq 6\text{m}$ in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling $\leq 9\text{m}$ Height of walls $\leq 6\text{m}$
10 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management
11 Private Open Space for all sites Is at least 24m^2 in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is $< 2.5\text{m}$ in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total private open space $\leq 24\text{m}^2$
12 Private Open Space for sites $300\text{m}^2 - 500\text{m}^2$ in area Is at least 60m^2 in area with a minimum dimension of 4m ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
13 Private Open Space for sites $> 500\text{m}^2$ in area Is at least 80m^2 in area with a minimum dimension of 4m ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
14 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Garages & Carports Will any proposed carport/garage:				
15.1 be setback as far as the building line (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ building line
15.2 be setback at least 5.5m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
15.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m wide
15.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to roll over it? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Authorised
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway 6m distance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Access Point
15.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:4
16 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
17 Parking				
17.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
17.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 15.1 and 15.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms
18 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows to primary street
19 Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area < 60% site area

Dwelling of more than one storey on a site with two street frontages



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
If “no” to question 1, go to “Infill Development Sheet 9” and answer “Yes” to the questions on Sheet 9 before proceeding to Question 2 below.				
1 Is the proposed dwelling the only dwelling to be constructed on an existing allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only dwelling
If “no” to any of the below: Council may not be able to assess the application under the Code.				
2 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill ≤ 2m
3 Primary Street (ie Front) Setback: Is the dwelling set back at least as far from the primary street frontage as the lesser of: 3.1 the distance specified in the Development Plan? OR 3.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
4 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of: 4.1 900mm? OR 4.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Secondary setback ≥ 900mm Adjacent secondary setback
5 Rear Setback for sites ≤ 300m² in area 5.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary? 5.2 Is any other wall of the dwelling at any other storey setback at least 5m from the rear boundary?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Rear ground setback ≥ 3m for sites ≤ 300m ² Rear upper floor setback ≥ 5m for sites ≤ 300m ²
6 Rear Setback for sites > 300m² in area 6.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary? 6.2 Is any other wall of the dwelling at any other storey setback at least 6m from the rear boundary?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Rear ground setback ≤ 4m for sites > 300m ² Rear upper floor setback ≥ 6m for sites > 300m ²



Dwelling of more than one storey on a site with two street frontages

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
7 Side Wall Setback for Walls Not on a Boundary 7.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 7.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings? 7.3 For any south-facing side wall (other than to a secondary street): if there is an upper storey component, is it setback a distance equivalent to that required by Question 9.2 above plus 1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for ≤ 3 m ≥ 900 mm for wall height ≤ 3 m Side wall setback for wall height > 3 m South facing side wall setback
8 For any wall on a Side (not a Secondary Frontage) Boundary 8.1 Is the wall ≤ 3 m in height from the top of the footings? 8.2 Is the wall ≤ 8 m in length? 8.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 8.4 Is a clearance of ≥ 3 m provided between the proposed wall(s) and any other relevant wall or structure located along the development? 8.5 Is the proposed wall(s) located so as to abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary <i>NOTE Fences and retaining walls < 1m in height are excluded from these requirements.</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Side wall ≤ 3 m height Side wall ≤ 8 m height Total length of walls $\leq 45\%$ of boundary Clearance > 3 m Adjacent walls
9 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback ≥ 900 m
10 Height 10.1 Is every part of the dwelling ≤ 9 m in height from the top of the footings? 10.2 Are all walls ≤ 6 m in height from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling ≤ 9 m Height of walls ≤ 6 m
11 Waste Control Will the dwelling be built so as to not encroach on an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management

Dwelling of more than one storey on a site with two street frontages



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
12 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? <i>NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.</i> <i>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space space ≥ 24m ²
13 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
14 Private Open Space for sites 300m² - 500 m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
16 Upper storey windows that do not face a road reserve or other reserve adjoining the property boundary that has a width >15m Upper storey windows facing a side or rear boundary: 16.1 Is the sill height ≥ 1.5 metres above FFL? OR 16.2 Is any part of the window that is below 1.5 metres from FFL fitted with permanent obscure glazing AND (if capable of opening) is it an awning window with maximum opening limited to 200mm?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing/opening
17 Upper storey balcony or terrace Does the longest dimension of all upper storey balconies or terraces face onto a road reserve or other reserve that is at least 15m wide in all places where it faces the dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper storey balconies



Dwelling of more than one storey on a site with two street frontages

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
18 Garages & Carports Will any proposed carport/garage: <ul style="list-style-type: none"> 18.1 be setback as far as the building line (excluding verandahs, porches or similar)? 18.2 be setback at least 5.5m from the primary street? 18.3 have opening(s) for vehicle access that total < 7m in width? 18.4 utilise a new vehicle access point as per one of the following: <ul style="list-style-type: none"> - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application); or - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure; or - a driveway access point is not required because the kerbing is formed to allow a car to roll over it? 18.5 utilise a driveway with a gradient less than 1:4 average as measured from the allotment boundary to the front of the garage or carport? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ building line Setback 5.5m Opening access < 7m wide Driveway Authorised Driveway 6m distance Driveway access point Driveway gradient < 1:4
19 Garages & Carports facing rear alley, lane or right of way <ul style="list-style-type: none"> 19.1 is the alley, lane or right of way > 6.2m in front of the garage or carport door openings? 19.2 is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m Laneway width > 6.2m
20 Parking <ul style="list-style-type: none"> 20.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 18.1 and 18.2 above? 20.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 18.1 and 18.2 above? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom Minimum 2 carparks for ≥ 2 bedrooms
21 Windows to Primary Street Is there at least 1 habitable room window facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows to primary street
22 Site Coverage Is the total roofed area of all buildings on the site ≤ 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area < 60% site area

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
1 Exclusions To your knowledge, do any of the following exclusions apply: <i>If “yes” to any of the below: stop immediately, the Code does not apply</i> 1.1 The alteration or addition is to occur on land within the Hills Face Zone? 1.2 The alteration or addition is at, or relates to, a mezzanine or second storey or subsequent storey of an existing dwelling?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Hills Face Zone Mezzanine or 2nd storey
<i>If “no” to any of the below: Council may not be able to assess the application under the Code.</i>				
2 The alteration or addition is to relate to an existing detached or or semi-detached dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alteration to existing dwelling
3 Cut and fill Is any cut and fill associated with the development ≤ a vertical height of 2 metres overall with no single cut or fill being >1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill ≤ 2m
4 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of: 4.1 the distance specified in the Development Plan? OR 4.2 the average setback of any existing dwellings on either of the adjoining sites having frontage to the same primary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Front setback ≥ Dev Plan Front setback ≥ adjacent
5 Secondary Street (ie Side Street) Setback Is the dwelling setback at least as far from the secondary street frontage as the lesser of: 5.1 900mm? OR 5.2 the setback of any existing dwelling on an adjoining site having a frontage to the same secondary street?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Minimum secondary setback Adjacent secondary setback
6 Rear Setback for sites ≤ 300m² in area: Is the closest solid wall of the dwelling setback at least 3m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear setback ≤ 3m for sites ≤ 300m ²
7 Rear Setback for sites > 300m² in area Is the closest solid wall of the dwelling setback at least 4m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear setback ≥ 4m for sites > 300m ²



Single Storey dwelling addition

8

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided	Key Words
8 Side Wall Setback for Walls Not on a Boundary 8.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 8.2 For any side wall exceeding 3 metres in height: is the side setback equal to 900mm + 1/3 of the remaining height over 3 metres from the top of the footings?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Side wall setback ≥ 900 mm for wall height ≤ 3 m Side wall setback for > 3 m wall height
9 For any wall on a Side (not a Secondary Frontage) Boundary 9.1 Is the wall ≤ 3 m in height from the top of the footings? 9.2 Is the wall ≤ 8 m in length? 9.3 Is the total length of all relevant existing walls or structures and proposed new dwelling wall(s) on that side boundary $\leq 45\%$ of the length of the boundary? 9.4 Is a clearance of ≥ 3 m provided between the proposed wall(s) and any other relevant wall or structure located along the boundary? 9.5 Is the proposed wall(s) located so as abut or be adjacent to an existing wall located on an adjacent site sharing the same site boundary? NOTE: Fences and retaining walls < 1 m in height are excluded from these requirements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Side wall ≤ 3 m in height Side wall ≤ 8 m in length Total length of walls $\leq 45\%$ of boundary Clearance of > 3 m Adjacent Walls
10 Side wall Setback for all sites Does the dwelling maintain a setback from at least one side boundary of 900 mm?	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Side wall setback ≥ 900 mm
11 Height 11.1 Is every part of the dwelling ≤ 9 m in height from the top of the footings? 11.2 Are all walls ≤ 6 m in height from the top of the footings? 11.3 Is every part of the dwelling to equal to or lower than the height of the dwelling before the commencement of construction?	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Height of dwelling ≤ 9 m Height of walls ≤ 6 m Dwelling height
12 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is < 2.5 m in width.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Total private open space ≤ 24 m ²

**Site Address:**

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
13 Private Open Space for sites 300m² - 500m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
14 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
15 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
16 Garages & Carports Will any proposed garage or carport:				
16.1 be setback as far as the building line of the dwelling (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum 1 carpark for 1 bedroom
16.2 be setback at least 5.5 m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Setback 5.5m
16.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opening access < 7m wide
16.4 utilise a new vehicle access point as per one of the following: - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
- a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure? or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	driveway 6m distance
- a driveway access point is not required because the kerbing is formed to allow a car to rollover it? or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
16.5 utilise a driveway with a gradient less than 1:4 on average as measured from the allotment boundary to the front of the garage or carport?"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway gradient < 1:4
17 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
18 Parking				
18.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 16.1 and 16.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
18.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 16.1 and 16.2 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms



Single Storey dwelling addition

8

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval. (continued)

Requirements	Provided			Key Words
	Yes	No	N/A	
19 Site Coverage Is the total roofed area of all buildings on the site \leq 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area < 60% site area
20 Facade Is there going to be no change in the facade of the existing dwelling when viewed from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street Facade
21 Waste Control Will the development not be built on or encroach upon an area that is or will be required for on site waste control as per the Public and Environment Health Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Management

9

Infill Development. More than one dwelling on an existing allotment



Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
<p>If you are using this Sheet you must have answered “no” to Question 1 on either sheet 4, 5, 6 or 7</p> <p>If “no” to any of the below: Council may not be able to assess the application under the Code.</p>				
1 Is the Development Plan minimum site area for a semi-detached dwelling met for each new site (including any balance of the allotment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Area
2 Is the Development Plan minimum site frontage for a semi-detached dwelling met for each new site (including any balance of the allotment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Frontage
3 Private Open Space for all sites Is at least 24m ² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room? NOTE: Private open space excludes any area covered by buildings (dwelling, verandah, outbuildings, sheds), any area at the front of the dwelling and any area at ground level that is <2.5m in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total private open space space ≥ 24m ²
4 Private Open Space for sites ≤ 300m² in area Is at least 24m ² in area with a minimum dimension of 3m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
5 Private Open Space for sites 300m² - 500m² in area Is at least 60m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
6 Private Open Space for sites > 500m² in area Is at least 80m ² in area with a minimum dimension of 4m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
7 Parking 7.1 If a 1 bedroom dwelling: is there a minimum of 1 parking space that is (or can be) enclosed or covered in a location that complies with Qu 8.1 and 8.2 below? 7.2 If a 2 or more bedroom dwelling: is there a minimum of 2 parking spaces with at least 1 that is (or can be) enclosed or covered in a location that complies with Qu 8.1 and 8.2 below?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Minimum 1 carpark for 1 bedroom Minimum 2 carparks for ≥ 2 bedrooms



Infill Development. More than one dwelling on an existing allotment

9

Site Address:

Dwelling design criteria that must be complied with to gain a Code approval.

Requirements	Provided			Key Words
	Yes	No	N/A	
8 Garages & Carports Will any proposed garage or carport:				
8.1 be setback as far as the building line of the dwelling (excluding verandahs, porches or similar)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
8.2 be setback at least 5.5 m from the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback 5.5m
8.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m wide
8.4 utilise a new vehicle access point as per one of the following: - an authorised driveway crossover under the Local Government Act, 1999 (including an access point that has been granted consent as part of a land division application)? - a driveway access point that is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing and will not interfere with an item of street furniture, a tree or other infrastructure? or - a driveway access point is not required because the kerbing is formed to allow a car to rollover it? or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway authorised
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	driveway 6m distance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway access point
8.5 utilise a driveway with a gradient less than 1:4 on average as measured from the allotment boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:4
9 Garages & Carports facing rear alley, lane or right of way Is the alley, lane or right of way > 6.2m wide along the entire width of the boundary of the allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m

**ARI**

ARI means average recurrence interval of a flood event.

AHD

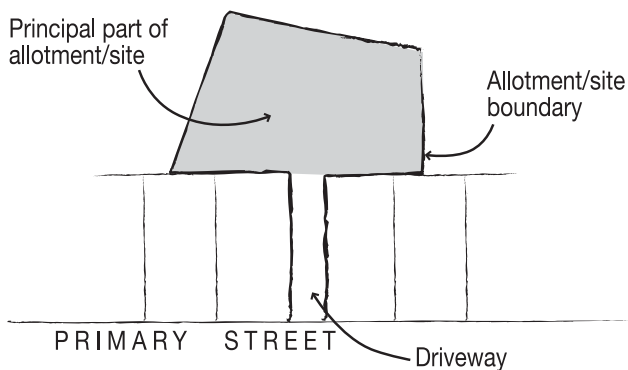
AHD means Australian height datum.

BATTLE-AXE ALLOTMENT

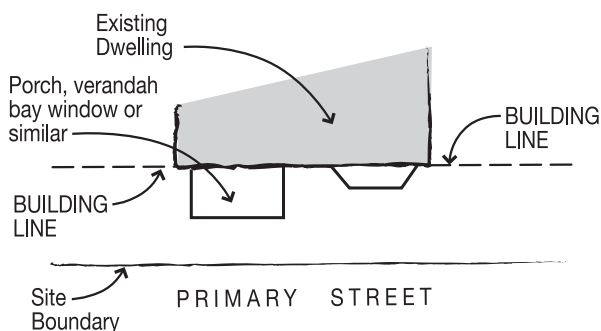
Battle-Axe allotment means an allotment or site that comprises-

- A** a driveway (and any related open space) that leads back from the road to the balance of the allotment or site; and
- B** a balance of the allotment or site that is the principal part of the allotment or site that does not have a boundary with the road.

NOTE: "Battle-Axe allotments" are often referred to as "hammerhead" or "flag pole" allotments.

**BUILDING LINE**

Building line, in relation to a building on site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building).

**FFL**

FFL means finished floor level.

FLOOD MANAGEMENT ZONE/AREA

Flood Management Zone/Area means a Watercourse Zone, a Flood Zone or Flood Plain delineated by the relevant Development Plan, or any other zone or area delineated as such a zone or area in a map in the relevant Development Plan, or otherwise indicated by requirements in the relevant Development Plan for minimum finished floor levels expressed by reference to ARI or AHD.

HABITABLE ROOM

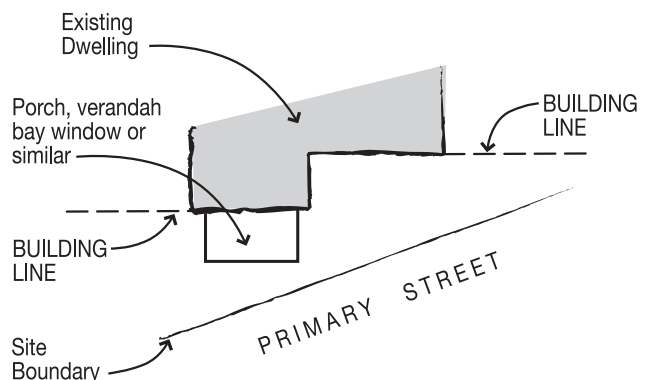
Habitable room means a room used for domestic activities but does not include a bathroom, laundry, hallway, lobby or other service or access area or space that is not occupied for extended periods.

NATURAL SURFACE OF THE GROUND

The natural surface of the ground is the existing ground level before the development is undertaken (disregarding any preparatory or related work that has been or is to be undertaken for the purposes of the development).

HISTORIC CONSERVATION ZONE/AREA

An Historic Conservation Zone/ Area means a Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential Historic (Conservation) Zone, a Historic Conservation Area, a Historic Township Zone or any other zone or area in which the "Historic" appears in the title of the zone or area in the relevant Development Plan.





Glossary of Definitions

10

ROAD

A road has the same meaning as in the Local Government Act 1999 but does not include an alley, lane or right of way.

PRIMARY STREET

A Primary street in relation to an existing or proposed building on a site is:

- (i) in the case of a site that has a frontage to only 1 road - that road;
- (ii) in the case of a site that has a frontage to 2 roads -
 - (A) if the frontages are identical in length - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the Local Government Act 1999; or
 - (B) in any other case - the road in relation to which the site has a shorter frontage; or
- (iii) in any other case - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the Local Government Act , 1999.

RELEVANT WALL OR STRUCTURE

Means any wall or structure that is due to development that has occurred, or is proposed to occur, on the relevant allotment but does not include any fence or retaining wall between the relevant allotment and an adjoining allotment.

SECONDARY STREET

A secondary street in relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).

SOUTH

South means true south.

NOTE:

A side wall is south facing if the wall is orientated anywhere between E20oN/W20oS and E30oS/W30oN.

