

Development Act
Residential
Code
Checklist



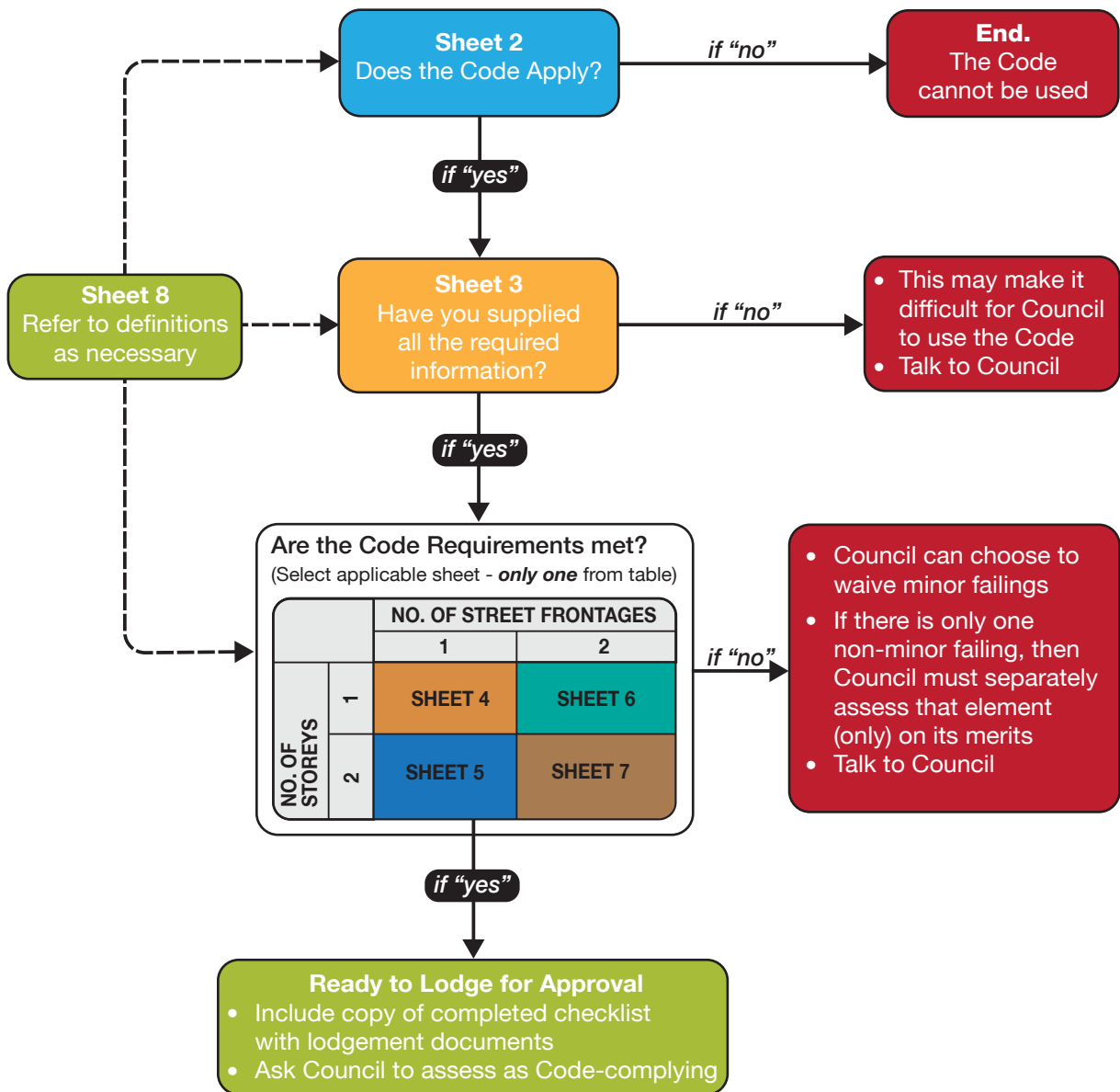
New Dwellings

Index and Road Map

This checklist assists you to design new (detached and semi detached) dwellings that comply with the **Residential Code**.

It is arranged to ensure that you address mandatory and critical requirements first. As you run through the Checklist in order, Code compliance should become more certain.

The road map through the Checklist question sheets is:



ACKNOWLEDGEMENTS

Preparation of this checklist was funded by the Hickinbotham Group and undertaken by Connor Holmes and Heynen Planning Consultants.

Does the Code Apply?

Site Address:

Things to confirm to ensure the Code applies.

Requirements	Yes	No	Key Words
<p>1 Listed Area Is this site within a zone/area where the Code applies to new detached and semi-detached dwellings? *</p> <p><i>If "no" - stop here, the Code does not apply.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	Within Zone where Code applies
<p>2 Policy exclusions To your knowledge, do any of the following exclusions apply: <i>If "yes" to any of the questions below: stop immediately, the Code does not apply.</i> <i>If you are unsure about any of these questions, contact the Council responsible for the area in which you are going to develop.</i></p> <p>2.1 Affects a State Heritage Place or its setting?</p> <p>2.2 Situated within the River Murray Flood Zone or River Murray Zone (except the Primary Production Area within those Zones)?</p> <p>2.3 Affects a local heritage place?</p> <p>2.4 Is situated within a Historic (Conservation) Zone or Area? *</p> <p>2.5 Is situated within the Hills Face Zone?</p> <p>2.6 Is situated within a Flood Management Zone or Area?</p> <p>2.7 Will require referral to another agency (Schedule 8)?</p> <p>2.8 Is within a 1:100 year ARI flood event as specified in the Development Plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	State Heritage River Murray Local Heritage Historic (Conservation) Zone Hills Face Zone Flood Management Zone/area Agency referral 1:100 year ARI flood
<p>3 Factual Exclusions</p> <p>3.1 To your knowledge, is the land contaminated? Or does Council consider it could be? <i>If "yes": you will need an environmental auditors report before the Code can apply.</i></p> <p>3.2 Is the dwelling situated on an allotment that is battle-axe shaped? <i>If "yes": stop here, the Code does not apply.</i></p> <p>3.3 Will the proposal use a vehicle access crossover that is neither approved nor established? <i>If "yes": you will need Council authorisation before the Code can apply.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	Contaminated land Battle-axe allotment New vehicle crossover

* refer map at www.planning.sa.gov.au/go/residential-development-code

Is required information supplied?

Site Address:

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

If “no” to any of the below: Council may not be able to assess the application under the Code.

Requirements	Provided?		Key Words
	Yes	No	
1 Site Plan Is there a site plan drawn to scale of not less than 1:200 and showing:			
1.1 Site boundaries and dimensions?	<input type="checkbox"/>	<input type="checkbox"/>	Site boundaries
1.2 Position, dimensions and distances to site boundaries of any existing and proposed buildings?	<input type="checkbox"/>	<input type="checkbox"/>	Existing/proposed buildings
1.3 Location of any significant tree (either on site or on adjoining land) that may be affected?	<input type="checkbox"/>	<input type="checkbox"/>	Significant Trees
1.4 Intended use of proposed buildings?	<input type="checkbox"/>	<input type="checkbox"/>	Intended use
1.5 Location and dimension of existing and proposed carparking spaces?	<input type="checkbox"/>	<input type="checkbox"/>	Carparking
1.6 Location and gradient of any proposed driveway and relationship to approved street crossover?	<input type="checkbox"/>	<input type="checkbox"/>	Driveway
1.7 Amount and location of private open space proposed?	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
1.8 Finished floor levels and existing ground levels?	<input type="checkbox"/>	<input type="checkbox"/>	Finished floor level
1.9 True north point?	<input type="checkbox"/>	<input type="checkbox"/>	True north
1.10 Location of connection points to existing (or approved) systems for power supply, effluent/waste control and potable water OR a declaration or other evidence that these services exist to serve the proposed dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	Service connections
2 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"/>	Floor plan
3 Elevation Drawings Are there elevation drawings drawn to scale of not less than 1:100 of any proposed building showing wall, post and building heights?	<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings
4 Context Plan Is there a plan showing relationship of proposed building to buildings on adjoining sites (other than sites to the rear)?	<input type="checkbox"/>	<input type="checkbox"/>	Adjoining buildings
5 Attachments Are the following attached to the application?			
5.1 Copy of the certificate of title, deposited plan or other instrument indicating title of land?	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of title
5.2 If a new crossover is proposed: evidence of Council approval (refer Sheet 2 Qu 3)?	<input type="checkbox"/>	<input type="checkbox"/>	Crossover approval
5.3 If you or the Council consider the site may be contaminated: an environmental auditors report? (refer Sheet 2 Qu 3.1)	<input type="checkbox"/>	<input type="checkbox"/>	Environmental audit
5.4 Have you provided the completed ETSA declaration form?	<input type="checkbox"/>	<input type="checkbox"/>	ETSA declaration

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	Complies?			Key Words
	Yes	No	N/A	
<p><i>If "yes" to question 1, questions 2 and 3 do not apply - go straight to question 4</i></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><i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i></p> <p>2 Site Area Is the Development Plan minimum site area met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site area \geq Dev Plan
<p>3 Site Frontage Is the Development Plan minimum site frontage met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site frontage \geq Dev Plan
<p>4 Cut and fill Is any cut and fill associated with the development < a vertical height of 1 metre overall?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill < 1m
<p>5 Service Connections Does there exist for the purposes of a dwelling, at least to a point immediately adjacent to the allotment, the availability of connections to:</p> <p>5.1 a permanent water supply for potable (ie drinking standard) water?</p> <p>5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?</p> <p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply
<p>5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?</p> <p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewerage/waste control
<p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity supply
<p>6 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>6.1 the distance specified in the Development Plan? OR</p> <p>6.2 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"/>	Front setback \geq Dev Plan
<p>6.2 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 checked="" type="checkbox"/>	Front setback \geq average
<p>7 Rear Setback for sites \leq 300m² in area Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback \geq 3m for sites \leq 300m ²
<p>8 Rear Setback for sites > 300m² in area Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear setback \geq 4m for sites > 300m ²
<p>9 Side Wall Setback for Walls Not on a Boundary</p> <p>9.1 For any dwelling side wall \leq 3 metres in height: is the setback at least 900mm from the boundary?</p> <p>9.2 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"/>	Side wall setback \geq 900mm for height \leq 3m
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for height > 3m

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	Complies?			Key Words
	Yes	No	N/A	
10 For any wall on a Side (not a Secondary Frontage) Boundary 10.1 Is the wall $\leq 3\text{m}$ in height from the top of the footings? 10.2 Is the wall $\leq 8\text{m}$ in length? 10.3 Is the total length of all attributable walls (existing walls or structures and proposed new dwelling wall(s)) on that side boundary $\leq 50\%$ of the length of the boundary (disregarding the distance of the front setback set by Sheet 4 Qu 6)? 10.4 Is a clearance of $>3\text{m}$ provided between the proposed wall(s) and any other attributable wall or structure located along the boundary?	<input 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 attributable walls $\leq 50\%$ of boundary Clearance of $> 3\text{m}$
11 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 $\geq 900\text{mm}$
12 Height 12.1 Is every part of the dwelling $\leq 9\text{m}$ in height from the top of the footings? 12.2 Are all walls $\leq 6\text{m}$ in height from the top of the footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height of dwelling $\leq 9\text{m}$ Height of walls $\leq 6\text{m}$
13 Finished Floor Levels Are all finished floor levels $\geq 300\text{mm}$ above any 1:100 year ARI shown in the relevant Development Plan (refer Sheet 2 Qu 2.8)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor $\geq 300\text{mm}$ above flood level
14 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 checked="" type="checkbox"/>	Total private open space $\geq 24\text{m}^2$
15 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 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
16 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
17 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

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	Complies?			Key Words
	Yes	No	N/A	
18 Garages & Carports Will any proposed carport/garage:				
18.1 be setback at least 5.5 metres from the primary street (ie front) boundary (refer to Sheet 4 Qu 6 above)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage setback \geq 5.5m
18.2 be setback at least as far as the building line facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage setback \geq building line
18.3 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
18.4 utilise an existing driveway or authorised crossover access point?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing/authorised crossover
18.5 utilise a driveway with a gradient less than 1:5 in any place and 1:8 average as measured from the front of the property boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway gradient $<$ 1:5
19 Garages & Carports facing rear alley, lane or right of way				
19.1 is the alley, lane or right of way $>$ 6.2m in front of the garage or carport door openings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Laneway width $>$ 6.2m
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 checked="" type="checkbox"/>	Laneway width $>$ 6.2m
20 Parking				
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 Sheet 4 Qu 18 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum 1 carpark for 1 bedroom
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 Sheet 4 Qu 18?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum 2 carparks for \geq 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 \leq 60% of the total site area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total roofed area \leq 60% site area

Two 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	Complies?			Key Words
	Yes	No	N/A	
<i>If "yes" to question 1, question 2 and 3 do not apply - go straight to question 4</i>				
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
<i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i>				
2 Site Area Is the Development Plan minimum site area met?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site area ≥ Dev Plan
3 Site Frontage Is the Development Plan minimum site frontage met?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site frontage ≥ Dev Plan
4 Cut and fill Is any cut and fill associated with the development < a vertical height of 1 metre overall?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill < 1m
5 Service Connections Does there exist for the purposes of a dwelling, at least to a point immediately adjacent to the allotment, the availability of connections to:				
5.1 a permanent water supply for potable (ie drinking standard) water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply
5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewerage/waste control
5.3 a permanent electricity supply?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity
6 Primary Street (ie Front) Setback Is the dwelling set back at least as far from the primary street frontage as the lesser of:				
6.1 the distance specified in the Development Plan? OR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front setback ≥ Dev Plan
6.2 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 checked="" type="checkbox"/>	Front setback ≥ average
7 Rear Setback for sites ≤ 300m² in area				
7.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear ground floor setback ≥ 3m for sites ≤ 300m ²
7.2 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 upper floor setback ≥ 5m for sites ≤ 300m ²
8 Rear Setback for sites > 300m² in area				
8.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear ground floor setback ≥ 4m for sites > 300m ²
8.2 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 upper floor setback ≥ 6m for sites > 300m ²

Two 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	Complies?			Key Words
	Yes	No	N/A	
<p>9 Side Wall Setback for Walls Not on a Boundary</p> <p>9.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary?</p> <p>9.2 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> <p>9.3 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Side wall setback for ≥ 900mm for wall height ≤ 3m</p> <p>Side wall setback for wall height > 3m</p> <p>South facing side wall setback</p>
<p>10 For any wall on a Side (not a Secondary Frontage) Boundary</p> <p>10.1 Is the wall ≤ 3m in height from the top of the footings?</p> <p>10.2 Is the wall ≤ 8m in length?</p> <p>10.3 Is the total length of all attributable walls (existing walls or structures and proposed new dwelling wall(s)) on that side boundary $\leq 50\%$ of the length of the boundary (disregarding the distance of the front setback set by Sheet 5 Qu 6)?</p> <p>10.4 Is a clearance of >3m provided between the proposed wall(s) and any other attributable wall or structure located along the boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Side wall ≤ 3m height</p> <p>Side wall ≤ 8m height</p> <p>Total length of attributable walls $\leq 50\%$ of boundary</p> <p>Clearance of > 3m</p>
<p>11 Side wall Setback for all sites</p> <p>Does the dwelling maintain a setback from at least one side boundary of 900 mm?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Side wall setback ≥ 900 mm
<p>12 Height</p> <p>12.1 Is every part of the dwelling ≤ 9m in height from the top of the footings?</p> <p>12.2 Are all walls ≤ 6m in height from the top of the footings?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Height of dwelling ≤ 9m</p> <p>Height of walls ≤ 6m</p>
<p>13 Finished Floor Levels</p> <p>Are all finished floor levels ≥ 300mm above any 1:100 year ARI shown in the relevant Development Plan (refer Sheet 2 Qu 2.8)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor ≥ 300 mm above flood level
<p>14 Private Open Space for all sites</p> <p>Is at least 24m^2 in area, situated at the rear or side of the dwelling, and with access directly from a habitable room?</p> <p>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.</p> <p>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total private open space $\geq 24\text{m}^2$

Two 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	Complies?			Key Words
	Yes	No	N/A	
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 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
17 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
18 Upper storey windows that do not face a road or reserve adjoining the property boundary that has a width > 15m Upper storey windows facing a side or rear boundary: 18.1 Is the sill height ≥ 1.5 metres above FFL? OR 18.2 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 a top-hinged awning window with maximum opening limited to 200mm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing
19 Upper storey balcony or terrace Do upper storey balconies or terraces face onto a road or 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
20 Garages & Carports Will any proposed carport/garage:				
20.1 be setback at least 5.5 metres from the primary street (ie front) boundary (refer to Sheet 5 Qu 6)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ 5.5m
20.2 be setback at least as far as the building line facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Average setback ≥ building line
20.3 have opening(s) for vehicle access that total < 7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m
20.4 utilise an existing driveway or authorised crossover access point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing/authorised crossover
20.5 utilise a driveway with a gradient less than 1:5 in any place and 1:8 average as measured from the front of the property boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1.5m
21 Garages & Carports facing rear alley, lane or right of way				
21.1 is the alley, lane or right of way > 6.2m in front of the garage or carport door openings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
21.2 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

Two 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	Complies?			Key Words
	Yes	No	N/A	
22 Parking 22.1 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 Question 20 above? 22.2 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 Sheet 5 Qu 20?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom Minimum 2 carparks for ≥ 2 bedrooms
23 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
24 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

Single storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
<p><i>If "yes" to question 1, questions 2 and 3 below do not apply go straight to question 4</i></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><i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i></p> <p>2 Site Area Is the Development Plan minimum site area met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum site area ≥ Dev Plan
<p>3 Site Frontage Is the Development Plan minimum site frontage met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum site frontage ≥ Dev Plan
<p>4 Cut and fill Is any cut and fill associated with the development < a vertical height of 1 metre overall?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill < 1m
<p>5 Service Connections Does there exist for the purposes of a dwelling, at least to a point immediately adjacent to the allotment, the availability of connections to:</p> <p>5.1 a permanent water supply for potable (ie drinking standard) water?</p> <p>5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?</p> <p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply
<p>5.1 a permanent water supply for potable (ie drinking standard) water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewerage/waste control
<p>5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity
<p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>6 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>6.1 the distance specified in the Development Plan? OR</p> <p>6.2 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"/>	Front setback ≥ Dev Plan
<p>6.1 the distance specified in the Development Plan? OR</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front setback ≥ average
<p>6.2 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 checked="" type="checkbox"/>	
<p>7 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>7.1 900mm? OR</p> <p>7.2 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"/>	Minimum secondary setback
<p>7.1 900mm? OR</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjoining secondary setback
<p>7.2 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 checked="" type="checkbox"/>	
<p>8 Rear Setback for sites ≤ 300m² in area: Is the closest solid wall of the dwelling at ground floor 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

Single storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
9 Rear Setback for sites > 300m² in area Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback \geq 4m for sites > 300m ²
10 Side Wall Setback for Walls Not on a Boundary 10.1 For any dwelling side wall \leq 3 metres in height: is the setback at least 900mm from the boundary? 10.2 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"/>	Side wall setback \geq 900mm for wall height \leq 3m Side wall setback for > 3m wall height
11 For any wall on a Side (not a Secondary Frontage) Boundary 11.1 Is the wall \leq 3m in height from the top of the footings? 11.2 Is the wall \leq 8m in length? 11.3 Is the total length of all attributable walls (existing walls or structures and proposed new dwelling wall(s)) on that side boundary \leq 50% of the length of the boundary (disregarding the distance of the front setback set by Sheet 6 Qu 6)? 11.4 Is a clearance of >3m provided between the proposed wall(s) and any other attributable wall or structure located along the boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall \leq 3m height Side wall \leq 8m length Total length of attributable walls \leq 50% of boundary Clearance of > 3m
12 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 \geq 900mm
13 Height 13.1 Is every part of the dwelling \leq 9m in height from the top of the footings? 13.2 Are all walls \leq 6m in height from the top of the footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height of dwelling \leq 9m Height of walls \leq 6m
14 Finished Floor Levels Are all finished floor levels \geq 300mm above any 1:100 year ARI shown in the relevant Development Plan (refer Sheet 2 Qu 2.8)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor \leq 300mm above flood level
15 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 checked="" type="checkbox"/>	Total private open space \leq 24m ²
16 Private Open Space for sites \leq 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

Single storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
17 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
18 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
19 Garages & Carports: Will any proposed carport/garage:				
18.1 be setback at least 5.5 metres from the primary street (ie front) boundary (refer to Sheet 6 Qu 6)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ 5.5m
18.2 be setback at least as far as the building line facing the primary street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Average setback ≥ building line
18.3 have opening(s) for vehicle access that total <7m in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opening access < 7m
18.4 utilise an existing driveway or authorised crossover access point?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing/authorised crossover
18.5 utilise a driveway with a gradient less than 1:5 in any place and 1:8 average as measured from the front of the property boundary to the front of the garage or carport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway gradient < 1:5
20 Garages & Carports facing rear alley, lane or right of way				
20.1 is the alley, lane or right of way > 6.2m in front of the garage or carport door openings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laneway width > 6.2m
20.2 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
21 Parking				
21.1 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 Sheet 6 Qu 19?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom
21.1 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 Question 19 above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 2 carparks for ≥ 2 bedrooms
22 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
23 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

Two storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
<p><i>If "yes" to question 1, question 2 and 3 do not apply - go straight to question 4</i></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><i>If "no" to any of the below: Council may not be able to assess the application under the Code.</i></p> <p>2 Site Area Is the Development Plan minimum site area met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site area ≥ Dev Plan
<p>3 Site Frontage Is the Development Plan minimum site frontage met?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site frontage ≥ Dev Plan
<p>4 Cut and fill Is any cut and fill associated with the development < a vertical height of 1 metre overall?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cut and fill < 1m
<p>5 Does there exist for the purposes of a dwelling, at least to a point immediately adjacent to the allotment, the availability of connections to:</p>				
<p>5.1 a permanent water supply for potable (ie drinking standard) water?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply
<p>5.2 a sewerage or a waste control system which complies with the Public and Environmental Health Act 1987 and is installed in a manner approved by the Council?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewerage/waste control
<p>5.3 a permanent electricity supply?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electricity
<p>6 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>6.1 the distance specified in the Development Plan? OR</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front setback ≥ Dev Plan
<p>6.2 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 checked="" type="checkbox"/>	Front setback ≥ average
<p>7 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>7.1 900mm? OR</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2ndary setback ≥ 900mm
<p>7.2 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 checked="" type="checkbox"/>	Adjoining 2ndary setback
<p>8 Rear Setback for sites ≤ 300m² in area</p>				
<p>8.1 Is the closest solid wall of the dwelling at ground floor setback at least 3m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear ground setback ≥ 3m for sites ≤ 300m ²
<p>8.2 Is any other wall of the dwelling at any other storey setback at least 5m from the rear boundary?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear upper floor setback ≥ 5m for sites ≤ 300m ²

Two storey dwelling on a site with two street frontages

Site Address: _____

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
9 Rear Setback for sites > 300m² in area 9.1 Is the closest solid wall of the dwelling at ground floor setback at least 4m from the rear boundary? 9.2 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 setback ≤ 4m for sites > 300m ²
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear upper floor setback ≥ 6m for sites > 300m ²
10 Side Wall Setback for Walls Not on a Boundary 10.1 For any dwelling side wall ≤ 3 metres in height: is the setback at least 900mm from the boundary? 10.2 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? 10.3 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 10.2 above plus 1m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for ≤ 3m ≥ 900mm for wall height ≤ 3m
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall setback for wall height > 3m
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	South facing side wall setback
11 For any wall on a Side (not a Secondary Frontage) Boundary 11.1 Is the wall ≤ 3m in height from the top of the footings? 11.2 Is the wall ≤ 8m in length? 11.3 Is the total length of all attributable walls (existing walls or structures and proposed new dwelling wall(s)) on that side boundary ≤ 50% of the length of the boundary (disregarding the distance of the front setback set by Sheet 7 Qu 6)? 11.4 Is a clearance of >3m provided between the proposed wall(s) and any other attributable wall or structure located along the boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall ≤ 3m height
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side wall ≤ 8m length
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total length of attributable walls ≤ 50% of boundary
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clearance of > 3m
12 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 ≥ 900m
13 Height 13.1 Is every part of the dwelling ≤ 9m in height from the top of the footings? 13.2 Are all walls ≤ 6m in height from the top of the footings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height of dwelling ≤ 9m
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height of walls ≤ 6m
14 Finished Floor Levels Are all finished floor levels ≥ 300mm above any 1:100 year ARI shown in the relevant Development Plan (refer Sheet 2 Qu 2.8)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor ≥ 300mm above flood levels

Two storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
<p>15 Private Open Space for all sites</p> <p>Is at least 24m² in area, situated at the rear or side of the dwelling, and with access directly from a habitable room?</p> <p>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.</p> <p>NOTE: Private open space may include an area within a balcony provided that the width of the balcony is > 2m</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total private open space space ≥ 24m ²
<p>16 Private Open Space for sites ≤ 300m² in area</p> <p>Is at least 24m² in area with a minimum dimension of 3m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>17 Private Open Space for sites 300m² - 500 m² in area</p> <p>Is at least 60m² in area with a minimum dimension of 4m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>18 Private Open Space for sites > 500m² in area</p> <p>Is at least 80m² in area with a minimum dimension of 4m?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private open space
<p>19 Upper storey windows that do not face a road or reserve adjoining the property boundary that has a width > 15m</p> <p>Upper storey windows facing a side or rear boundary:</p> <p>19.1 Is the sill height ≥ 1.5 metres above FFL? OR</p> <p>19.2 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 a top-hinged awning window with maximum opening limited to 200mm?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper storey sill ≥ 1.5m Window glazing
<p>20 Upper storey balcony or terrace</p> <p>Do upper storey balconies or terraces face onto a road or reserve that is at least 15m wide in all places where it faces the dwelling?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upper storey balconies
<p>21 Garages & Carports</p> <p>Will any proposed carport/garage:</p> <p>21.1 be setback at least 5.5 metres from the primary street (ie front) boundary (refer to Sheet 7 Qu 6)?</p> <p>21.2 be setback at least as far as the building line facing the primary street?</p> <p>21.3 have opening(s) for vehicle access that total < 7m in width?</p> <p>21.4 utilise an existing driveway or authorised crossover access point?</p> <p>21.5 utilise a driveway with a gradient less than 1:5 in any place and 1:8 average as measured from the front of the property boundary to the front of the garage or carport?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage setback ≥ 5.5m Garage setback ≥ building line Opening access < 7m Existing/authorised crossover Driveway gradient < 1:5

Two storey dwelling on a site with two street frontages

Site Address:

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

Requirements	Complies?			Key Words
	Yes	No	N/A	
22 Garages & Carports facing rear alley, lane or right of way 22.1 is the alley, lane or right of way > 6.2m in front of the garage or carport door openings? 21.2 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
23 Parking 23.1 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 Sheet 7 Qu 21? 23.2 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 Sheet 7 Qu 21?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 1 carpark for 1 bedroom Minimum 2 carparks for ≥ 2 bedrooms
24 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
25 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

Glossary of Definitions

ARI

ARI means average recurrence interval of a flood event.

ATTRIBUTABLE WALL

Attributable walls or structures means any walls or structures that are attributable to development that has occurred, or is proposed to occur, on the relevant allotment but does not include any fence between the relevant allotment and the adjoining allotment.

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.

FFL

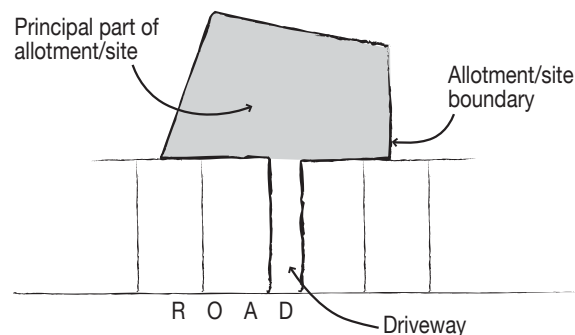
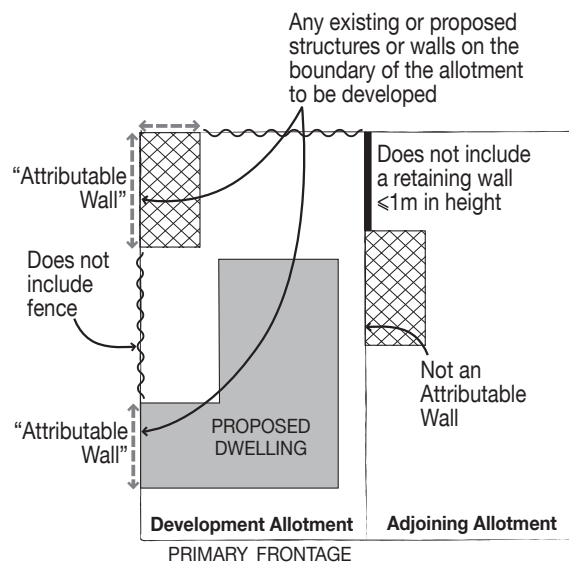
FFL means finished floor level.

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 shown as being subject to flooding or inundation in the relevant Development Plan.

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.



Glossary of Definitions

HISTORIC CONSERVATION ZONE/AREA

Means a Historic (Conservation) Zone, a Historic (Conservation) Policy Area, a Residential historic (Conservation) Zone, a Historic Conservation Area or a Historic Township Zone.

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).

PRIMARY STREET

The Primary Street in relation to a building is 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 buildings and allotments under section 220 of the Local Government Act 1999.

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.

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 faces south if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.

