

Regulation/s being sought for variation

Reg	Reporting Matter	Objective
408	Max Street Setback (setback more than 1/3 depth of site)	To facilitate consistent streetscapes by discouraging the siting of single dwellings at the rear of lots.
409	Min Street Setback (decrease in min street setback)	To ensure that the setbacks of buildings from a street respect the existing or preferred character of the neighbourhood and make efficient use of the site.
410	Building Height (overall building height > 9m or 10m)	To ensure that the height of buildings respects the existing or preferred character of the neighbourhood.
411	Site Coverage (more than 60%)	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.
412	Permeability (more than 80% impermeable surfaces)	To reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration.
413	Car Parking (more than 2 car parking spaces)	To ensure that carparking is adequate for the needs of the residents
414	Side & Rear Setbacks (building within the prescribed envelope)	To ensure that the height and setback of a building from a boundary respects the existing or preferred character and limits the impact on the amenity of existing dwellings.
415	Walls on Boundaries (walls and carports over height or over length)	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.
416	Daylight to Existing Habitable Room Windows (neighbours light court provisions)	To allow adequate daylight into habitable room windows.

417	Solar Access to Existing North Facing Windows (building within the prescribed envelope)	To allow adequate solar access into existing north facing habitable room windows
418	Overlooking (increased overlooking into neighbours windows & SPOS)	To ensure buildings do not unreasonably overshadow existing secluded private open spaces.
419	Overshadowing of Recreational Private Open Space (increase in overshadowing)	To limit views into existing secluded private open space and existing habitable room windows
420	Daylight to Habitable Room Windows (light court to new habitable room windows)	To allow adequate daylight into new habitable room windows of the dwelling.
421	Private Open Space (decrease area of private open space)	To provide adequate private open space for the reasonable recreation and service needs of residents.
422	Siting of Class 10a Buildings (outbuilding on a vacant site)	
424	Front Fence Height (height of front fence greater than 1.5m or 2.0m)	To ensure front fence design respects the existing or preferred character of the neighbourhood.
425	Fence Setback from Side and Rear Boundaries (fences within the prescribed envelope)	
426	Fences On or Within 150mm of Side or Rear Boundaries (fences over height or length)	
427	Fences on Street Alignments (corner fences greater than 1m within 9m to intersection)	
428	Fences and Daylight to Windows in Existing Dwelling (neighbours light court provisions)	
429	Fences and Solar Access to Existing north-Facing Habitable Room Windows	
430	Fences and Overshadowing of Recreational Private Open Space	
431	Masts, Poles etc. (aerials etc greater than 3m (attached) or 8m (freestanding))	