Local Planning Policy 5.12: NSHAC Residential Precinct

1 APPLICATION OF POLICY

1.1 This Policy applies to the Residential zoned lots within the NSHAC Precinct as identified in **3.1 Precinct Map**.

1.2 This Policy applies to all subdivision and development applications.

2 RELATIONSHIP TO OTHER POLICIES AND GUIDELINES

2.1 This Policy has been prepared in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2.2 This Policy should be read in conjunction with the following planning instruments, and the Policy requirements apply unless specifically stipulated elsewhere in any of the below:

- *State Planning Policy 7.3 – Residential Design Codes Volume 1*
- *State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments*
- *State Planning Policy 7.2 – Precinct Design*
- *City of Nedlands Local Planning Scheme No. 3*
- *City of Nedlands Local Planning Policy – Residential Development*

2.3 Where this Policy is inconsistent with a Local Development Plan that applies to a specific site, area, or density code, the provisions of that Local Development Plan shall prevail over this Policy.

2.4 Where this Policy is inconsistent with the provisions of another Local Planning Policy, the provisions of this Policy shall prevail.

3 CONTEXT

3.1 PRECINCT MAP

3.2 PRECINCT VISION STATEMENT

The Residential Precinct north and south of Nedlands Stirling Highway Activity Corridor (NSHAC) is a place for locals and new households, incorporating new development that respectfully adapts to the unique character of local streets, built heritage and the mature trees and gardens of Nedlands. The Precinct should provide an environment that supports and enhances established patterns of daily life and the safety and wellbeing of individuals, families and the broader community. New development shall celebrate Nedlands unique character and identity, creating an environmentally sensitive, beautiful and inclusive place to live.

3.3 POLICY OBJECTIVES

1. Retain and enhance the Precinct's tree lined streetscape.
2. Allow for additional dwellings in a manner that respects the context and character of the area.
3. Contribute to the dwelling yield target for the City in a manner that reflects the density coding and other objectives of this Policy.
4. Respect that many properties in the area will remain as single houses.

3.4 POLICY PURPOSE

1. To define the desired future character of the NSHAC Residential sub-precinct in context with its zoning, density coding and in consideration of its proximity to Stirling Highway.
2. Ensure that new development contributes to the desired future character of the NSHAC Residential Precinct, while respecting and reflecting existing character.
3. To manage the sensitive interfaces between developments of a different scale, zone and density code.

4. Facilitate housing diversity appropriate to the key location of the NSHAC Residential Precinct alongside a major transport corridor. Housing diversity shall provide for whole-of-life living within Nedlands, encouraging a permanent population and ageing in place.
5. To maintain and enhance the tree canopy and landscape character within the NSHAC Residential Precinct.
6. To optimise comfort, energy efficiency and water efficiency of new developments through sustainable building design.

3.5 EXISTING CHARACTER STATEMENT

The residential area typifies the traditional domestic character of housing seen throughout the NSHAC Residential Precinct. The low-rise, detached single dwellings sit on some of the largest residential lots in Nedlands (approximately 900m^2 – 1000m^2). Residential lots run east-west between parallel streets. Established, traditional bungalow style homes are interspersed with newer, contemporary development.

Inter-war bungalow style homes contribute significant aesthetic and cultural heritage value to the streetscape. Key character elements include large verandas, awnings, gabled roofs, freestanding carports and considerable front setbacks that are well-maintained and display open, leafy front gardens. Many properties in this precinct do not have front fencing, contributing to the open, leafy character of the area.

Residential properties have large rear yards with significant mature trees and landscaping. Adjoining backyards create vast corridors of connected green space that run north-south. These contiguous corridors provide habitats which are sanctuaries for a myriad of bird life and fauna.

Some examples of low-rise grouped dwellings can be seen closer to the Highway. Only a few examples of contemporary townhouse style development and duplex development can be observed. Tree-lined streetscapes have wide grassy, landscaped verges with mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians.

3.6 DESIRED FUTURE CHARACTER STATEMENT

The NSHAC Residential Precinct shall facilitate a transition from the high density development on the Highway to the low density residential neighbourhoods of Nedlands. The NSHAC Residential Precinct will spread north and south from Stirling Highway, creating a place for people around a busy urban corridor. The NSHAC Residential Precinct will consist of local, leafy streets designed for walking, providing respite from the traffic and busyness of the Highway. Future development will encourage public realm interfaces that provides comfortable and attractive pedestrian journeys through the neighbourhood.

Local streets will function as the green ‘ribs’ of the NSHAC Precinct. Trees, especially well-established, mature trees, will be valued and preserved wherever possible. Trees are a critical part of the material heritage and identity of place in the NSHAC Residential Precinct, and their presence is highly valued by the local community. A variety of endemic and water-wise plants will be planted throughout the private realm to safeguard the natural biodiversity within the City.

Environmental and cultural sustainability is important in the establishment of quality built forms. New development will be of a form and scale that is appropriate to the contemporary vision for the NSHAC Residential Precinct as a medium-rise and higher density residential, near-City urban neighbourhood. It will exhibit quality design that reflects the existing, traditional patterns of development. Through these measures the future form of development and growth in the NSHAC Residential Precinct will create distinctive places which will support a local neighbourhood feel.

4 GENERAL PROVISIONS	
4.1 Policy Objectives and Desired Future Character Statement	
4.1.1	All development applications within the NSHAC Residential Precinct shall be consistent with the Objectives of this Policy and the applicable Desired Future Character Statement.
4.2 Sustainability	
~~**4.2.1**~~	~~All developments with a commercial Gross Floor Area greater than 1000m^2 shall be designed and constructed to achieve a minimum rating of 5 Green Stars under the Green Building Council of Australia Green Star rating tool.~~
~~**4.2.2**~~	~~All commercial development within the NSHAC Residential Precinct shall be designed to achieve and maintain a minimum NABERS rating of 5.5 Stars.~~
~~**4.2.3**~~	~~The following sustainability measures are required for Residential developments:~~ ~~i. When fittings and appliances are to be supplied by the developer, these should be within one level of the highest level available under the Water Efficiency Labelling and Standards (WELS) system; and~~ ~~ii. Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer **Appendix 1**); OR~~ ~~iii. All dwellings exceed the minimum NatHERS requirements by 1 star.~~
~~**4.2.4**~~	~~For all development applications proposing Grouped Dwellings and/or Multiple Dwellings, a sustainability report, completed by a suitably qualified sustainability consultant must be provided. This report must demonstrate how the requirements of clause 4.2.3 have been addressed. The efficiencies demonstrated will be required to be implemented as part of any development approval.~~
~~**4.2.5**~~	~~For all Grouped Dwelling and Multiple Dwelling development applications, electrical vehicle charging is to be provided at a minimum rate of 50 per cent of total residential bays. Where this charging infrastructure has not been provided, electrical supply and car park distribution boards are to allow for future capacity to supply electric vehicle charging points to the remainder of the bays.~~
~~**4.2.6**~~	~~New developments shall select building material based on suitable thermal mass and lifecycle costs.~~
4.3 Public open space	
4.3.1	In accordance with *Development Control Policy 2.3 – Public Open Space in Residential Areas,* a Public Open Space contribution of 10 per cent of the gross residential area or cash-in-lieu of the equivalent value, shall be required for all subdivision applications (including strata applications) where 6 or more residential lots are created, unless otherwise stated in a specific public open space local planning policy.

4.4 Landscaping

~~**4.4.1** All new developments shall follow the principles of Water Sensitive Urban Design, including:~~

~~i. Maximising the use of permeable surfaces at ground level to enable groundwater recharge, and minimising impervious areas;~~

~~ii. Incorporating on-site infiltration and detention systems such as garden beds, rain gardens, tree pits, infiltration cells and detention tanks (the latter shall be sited to avoid conflict with deep soil areas); and~~

~~iii. Designing landscape treatments to slow down overland flows and minimise scouring.~~

~~**4.4.2** Except for heavily shaded areas, species selection shall prioritise the use of endemic and native species, with an emphasis on drought tolerance and provision of shade. See the City's Sustainable Landscaping Advice Information Sheet for suggested species.~~

~~**4.4.3** On-structure planting is encouraged in addition to the minimum deep soil area and tree canopy requirements. Where on-structure planting in proposed, the structure must be designed to provide suitable drainage to root systems and avoid the pooling of water.~~

~~**4.4.4** Where on-structure planting is proposed (including planting above a basement level), the landscaping plan provided with the Development Application must detail:~~

~~i. The proposed planting design, including planter box widths, depths, water supply and drainage.~~

~~ii. Suitability of plants to ensure on-structure planting is viable as a long-term greening option.~~

~~iii. Reticulation and maintenance by the strata body.~~

~~**4.4.5** Trees and deep soil areas specified throughout this Policy are to be provided in accordance with the below:~~

~~Tree size~~	~~Indicative canopy diameter at maturity~~	~~Nominal height at maturity~~	~~Required DSA per tree~~	~~Recommended minimum DSA width~~
~~Small~~	~~4-6m~~	~~4-8m~~	~~$9m^2$~~	~~2m~~
~~Medium~~	~~6-9m~~	~~8-12m~~	~~$36m^2$~~	~~3m~~
~~Large~~	~~>9m~~	~~>12m~~	~~$64m^2$~~	~~6m~~

~~**4.4.6** Deep soil areas require a minimum width of 2m. This may be reduced to 1.5m where it adjoins rootable soil zones with a minimum dimension of 1m (not including soil beneath built structures) OR where it adjoins permeable paving with a minimum of 0.5m.~~

~~**4.4.7** Deep soil areas are to be located against the parent lot boundaries where possible.~~

~~**4.4.8** Artificial turf is not to be visible from the public realm. Artificial turf, swimming pools, barbecue areas, and any other areas of aggregate, concrete or similar hardscape will not be considered as contributing to deep soil areas or landscaping.~~

4.5 Facades and Materials

4.5.1 The facades and materials of new development are to reference the existing facades and materials and key design elements of the surrounding area.

4.5.2 To reduce the urban heat island effect and to integrate with the prevailing streetscape, roof materials on all new developments are to have the following maximum solar absorptance ratings *(Photovoltaic panels or similar are excluded from this provision)*:

Roof Structure	Maximum Solar Absorptance Rating
Flat roof structures that are not visible for the street or adjacent properties	0.4
Pitched roof structures or roof structures that are visible from the street or adjacent properties	0.5

4.5.3 Where development adjoins a rear laneway and/or secondary street, provision is to be made for passive surveillance of the laneway and street.

4.6 Subdivision

4.6.1 Lot amalgamation is encouraged to create development efficiencies and to facilitate **significant existing tree** retention.

~~**4.6.2** Where 3 or more residential lots are proposed vehicle access is to be consolidated to minimise crossovers.~~

4.7 Vehicle Access (Note: WAPC Approval required for single house and grouped dwelling assessments)

4.7.1 A maximum of one vehicle access per development site is permitted, including amalgamated lots.

4.7.2 The maximum width of the driveway at the street boundary is 4m unless two-way access is required in accordance with the relevant provisions of the R-Codes.

4.7.3 Vehicle access is to be designed and located to avoid the removal of street trees.

4.7.4 Where a communal street is proposed, all proposed dwellings are to take access from that communal street.

4.8 Car and Bicycle Parking

4.8.1 At-ground or above-ground car parking (excluding visitor parking) it is to be sleeved behind other land uses, or other portions of the building, along the street frontage.

4.8.2 The City may consider a reduction in the provision of visitor parking in instances where a **significant existing tree** is retained; OR where the development achieves or exceeds the required deep soil area, tree canopy and landscaping provisions of this Policy to the satisfaction of the City.

4.8.3 In multiple dwelling and mixed use developments a reduction in the number of residential car bays can be considered where electric vehicles are provided for shared use. In instances where this is proposed, a parking management plan is to be submitted.

4.8.4 Where commercial land uses are proposed within the NSHAC Residential Precinct (in accordance with the City's Local Planning Scheme No 3 - Table 3 – Zoning Table) parking requirements are as per the City's Local Planning Policy – Parking.

5 SUB-PRECINCT PROVISIONS

All development within the Residential zone in the NSHAC Residential area must be consistent with the relevant Desired Future Character Statement. The Acceptable Outcomes, Design Guidance and Housing Objectives specific to each density code provide further contextual guidance for applicants.

Primary Controls

5.1 R60 Density

MULTIPLE DWELLINGS (R60)

AO	Primary Control	Acceptable Outcome
AO 1.1	**Building height** [1]	Maximum 3 storeys (12m)
AO 1.2	**Minimum primary street setback**	**≤2 storeys**: 4 m (3m where a **significant existing tree** is retained within the street setback area.[11]) **3 storeys**: 6 m
AO 1.3	**Minimum secondary street setback**[4]	**≤ 2 storeys**: 1.5 m **3 storeys:** 3 m
AO 1.4	**Minimum side setback** [6,7]	**≤ 3 storeys**: 3 m
AO 1.5	**Minimum rear setback** [8,9]	**≤ 2 storeys**: Average 4 m **3 storeys**: 5 m
	Boundary walls [2,5]	**Maximum height:** 1 storey (4m) **Length:** Up to 50% of the length of the boundary excluding the front and rear setbacks. **Location:** Outside of the primary street and rear setbacks and: a) to one lot boundary; or b) to up to two side boundaries where a minimum 20% deep soil area is provided OR 15% deep soil area where a **significant existing tree** is retained on site.

SINGLE HOUSES AND GROUPED DWELLINGS (R60)

DC	Primary Control	Deemed-to-comply requirement
DC 1.1	**Building height**	2 storeys (8.5m wall or concealed roof height, 10m pitched roof height).
DC 1.2	**Primary street setback**[3,10]	4 m
DC 1.3	**Secondary street setback**	Minimum 1.5m
	Corner truncation setback	
	Street setback for dwelling with main frontage to communal street	
DC 1.4	**Side setbacks**[5]	As per R-Codes Vol 1
~~DC 1.5~~	~~**Rear setback**~~[5,8,9]	~~Average 4 metres~~
DC 1.6	**Boundary walls**[2,5]	• Maximum 1 storey (3.5m) • Unlimited length • Located a minimum of 3m behind the primary street setback line on both side lot boundaries.

[1] Subject to indicative building heights outlined in Table 2.2 of R-Codes Vol.2.
[2] Walls may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.
[3] Minimum primary street setback may be reduced by up to 50% for a porch, verandah, unenclosed balcony or equivalent.
[4] Where lots side onto a laneway, minimum side setback provisions apply in place of secondary street setback provisions.
[5] Boundary setbacks will also be determined by provisions for building separation and visual privacy within the R-Codes and building separation provisions of the National Construction Codes.

[6] Ground floor side setback may be reduced by up to 50% of the side setback area outside the minimum front and rear setbacks. Applies to one side boundary only; or up to two side boundaries, where minimum 20% deep soil area is provided OR 15% deep soul area where a **significant existing tree** is retained on site.
[7] Service areas (such as lifts and stairs) may intrude into the side setback area for a maximum width (parallel to the lot boundary) of 12m.
[8] Rear setbacks may be reduced by up to one metre where a **significant existing tree** is retained within the setback area, where DSA requirements are still met. Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.
[9] For the purpose of assessing averaging setbacks, lot boundary walls and patios are to be include. Refer to **Appendix 4 - Rear Averaging Methodology.**
[10] Unenclosed carports may be considered within the primary street setback subject to meeting landscaping criteria within this policy.
[11] Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.

5.2 R160 Density

MULTIPLE DWELLINGS (R160)

AO	Primary Control	Acceptable Outcome
AO 2.1	**Building height** [1]	Maximum 5 storeys (18m) Maximum 4 storeys (15m): where adjoining R60 coded lots AND for development between Bay Rd and Taylor Rd, and within 20m of the Jenkins Ave road reserve.
AO 2.2	**Minimum primary street setback**	**≤3 storeys**: 4 m (3m where a **significant existing tree** is retained within the street setback area.[12]) **≥4 storeys**: 5 m
AO 2.3	**Minimum secondary street setback** [4]	**≤3 storeys**: 3 m **≥4 storeys**: 4.5 m
AO 2.4	**Minimum side setbacks** [5,6,7]	**≤3 storeys**: 1.5 m **≥4 storeys**: 3 m
AO 2.5	**Minimum rear setback** [5,8,9]	**≤4 storeys**: Average 6 m **5 storeys**: 9 m
AO 2.6	**Boundary walls** [2,5]	**Maximum height:** 1 storey (4m) **Length:** Up to 50% of the length of the boundary excluding the front and rear setbacks. **Location:** Outside of the primary street and rear setbacks and: a) to one lot boundary; or b) to up to two side boundaries where a minimum 20% deep soil area is provided OR 15% deep soil area where a **significant existing tree** is retained on site.

SINGLE HOUSES AND GROUPED DWELLINGS (R160)

DC	Primary Control	Deemed-to-comply requirement
DC 2.1	**Building height**	Maximum3 storeys (12m)
DC 2.2	**Primary street setback**[3,10]	4 metres
DC 2.3	**Secondary street setback**	Minimum 1.5 metres
	Corner truncation setback	
	Street setback for dwelling with main frontage to communal street	
DC 2.4	**Side setbacks**[5,11]	As per R-Codes Vol 1
DC 2.5	~~**Rear setback**[5,8,9,11]~~	~~Average 4 metres~~
DC 2.6	**Boundary walls**[2,5,11]	• Maximum 1 storey (3.5m) • Unlimited length • Located a minimum of 3m behind the primary street setback line on both side lot boundaries.

[1] Subject to indicative building heights outlined in Table 2.2 of R-Codes Vol.2 plus 2m for roof articulation for services.

[2] Walls may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.

[3] Minimum primary street setback may be reduced by up to 50% for a porch, verandah, unenclosed balcony or equivalent.

[4] Where lots side onto a laneway, minimum side setback provision applies in place of secondary street setback provisions.

[5] Setbacks will also be determined by provisions for building separation and visual privacy within the R-Codes and building separation provisions of the National Construction Codes.

[6] Ground floor side setback may be reduced by up to 50% of the side setback area, between the minimum front and rear setbacks. Applies to one side boundary only; or up to two side boundaries, where minimum 20% deep soil area is provided OR 15% **deep soil area** where a **significant existing tree** is retained on site.

[7] Service areas (such as lifts and stairs) may intrude into the side setback area for a maximum width (parallel to the lot boundary) of 12m.

[8] Rear setbacks may be reduced by up to one metre where a **significant existing tree** is retained within the setback area, where DSA requirements are still met.

[9] For the purpose of assessing averaging setbacks, lot boundary walls and patios are to be include. Refer to **Appendix 4 - Rear Averaging Methodology.**

[10]Unenclosed carports may be considered within the primary street setback subject to meeting landscaping criteria within this policy.

[11] Where the subject site and an affected adjoining site are subject to different density codes setbacks are determined by reference to the lower density code.

[12]Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.

5.3 Multiple Dwellings – Acceptable Outcomes and Design Guidance

	Acceptable outcomes (AO) In accordance with section 1.2.2 and 1.2.3 of the R-Codes Vol. 2, the below provisions amend or replace acceptable outcome provisions in the R-Codes Vol. 2.	**Design guidance (DG)** Design guidance provides additional direction for applicants to ensure that proposals are contextually appropriate for the specific sub-precinct.
R-Codes Element 2.3: Street setbacks		a) Private open space is encouraged within the street setback area, subject to: i. Deep soil area/s being incorporated; and ii. Any front fence meeting A3.6.6 of Element 3.6 Public domain interface of R-Codes Vol. 2. b) Where private open space is provided within the street setback area in accordance with (a) above, additional privacy may be afforded to the private open space by providing a level change between the private open space and the street level. A maximum level difference of 1.2m may be supported for this purpose.
~~**R-Codes Element 3.3: Tree canopy and deep soil areas**~~	~~a) The development is to include the minimum number of trees outlined below.~~ ~~**Site area** / **Minimum requirement for trees**~~ ~~<700m²~~ / ~~2 medium trees AND small trees to suit area~~ ~~700 – 1,000m²~~ / ~~3 medium trees AND small trees to suit area~~ ~~>1,000m²~~ / ~~1 large tree AND 1 medium tree per 400m² OR 1 medium tree per 400m² AND~~	a) Deep soil areas and tree plantings should be consolidated within the front and rear setback areas, creating a landscaped buffer between the proposed development and the rear adjoining site/s, and softening the interface with the street. b) Deep soil areas within the street setback area should form part of ground floor apartment private open space. c) Where hard surfaces are proposed within outdoor living areas, permeable finishes such as gravels or permeable paving should be considered in order to reduce stormwater run-off. d) Where a tree is proposed within the street setback area, the required deep soil area for that tree may project into the verge, subject

	~~2 small trees per 400m²~~ ~~b) Of the trees required above, at least one is to be provided within the street setback area, either within private or communal open space.~~ ~~c) A minimum total of 20% of the site area is to be provided as landscaping. This total shall include at least 15% of the site area to be deep soil area.~~ d) ~~The required deep soil area may be reduced to 10% where a **significant existing tree** is retained on site, or if a large tree is planted on site.~~	to a landscaping plan demonstrating that any impervious surfaces within the verge will not inhibit the growth of the tree.

5.4 Single Houses And Grouped Dwellings – Deemed-To-Comply Provisions and Local Housing Objectives

	Deemed to comply (DC) In accordance with section 7.3 of the R-Codes Vol. 1, the below provisions amend or replace deemed to comply provisions in the R-Codes Vol. 1.	**Local Housing Objectives** Housing objectives provide additional direction for applicants to ensure that proposals are contextually appropriate for the specific sub-precinct.
R-Codes Element 5.1.2: Street setback		a) Outdoor living areas are encouraged to be located within the street setback area, subject to: i. Deep soil area/s being incorporated; and ii. Any front fence meeting Part 5.2.4 of the R-Codes Vol. 1. b) Where an outdoor living area is provided within the street setback area in accordance with (a) above, additional privacy may be afforded to the outdoor living area by providing a level change between the outdoor living area and the street level. A maximum level difference of 1.2m may be supported for this purpose.
~~**R-Codes Element 5.3.2: Landscaping**~~	~~a) The development is to include the minimum number of trees outlined below.~~ ~~**Parent lot developed simultaneously**~~: ~~2 medium trees per parent lot **OR** 3 medium trees per parent lot AND 1 small tree per new lot **OR** 1 large tree and small trees to suit the site~~ ~~**New lots developed separately**~~: ~~Per new lot: 1 medium tree **OR** 4 small trees~~ ~~b) Of the trees required above, at least one is to be provided within the street setback area,~~	a) Medium trees (and large trees where provided) should be provided within the front and rear of the parent lot, while small trees may be provided for internal lots. b) Deep soil areas within the street setback area should form part of ground floor outdoor living area where possible. c) Where hard surfaces are proposed within outdoor living areas, permeable finishes such as gravels or permeable paving should be considered in order to reduce stormwater run-off. d) Where a tree is proposed within the street setback area, the minimum tree planting area for that tree may project into the verge, subject to a landscaping plan being provided which demonstrates that any impervious surfaces within the verge will not inhibit the growth of the tree.

	~~either within private or communal open space.~~ ~~c) A minimum total of 20% of the site area is to be provided as landscaping. This total shall include at least 15% of the site area to be deep soil area.~~ ~~d) The required deep soil area may be reduced to 10% where a **significant existing tree** is retained on site, or if a large tree is planted on site.~~ ~~e) Where a development application is submitted for all grouped dwellings on the parent lot, the minimum deep soil area per site may be varied, provided that it can be demonstrated the total deep soil area allocated across the lot achieves 20% of the lot area.~~ f) ~~Not more than 50 per cent of the street setback area is to consist of impervious surfaces.~~	

6 Definitions

Terms used in this Policy are defined as per State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2, unless otherwise specified below:

Significant existing tree: an existing tree that meets the following criteria:
- healthy specimens with ongoing viability; and
- species is not included on a State or local area weed register; and
- height of at least 4m; and/or
- trunk diameter of at least 160mm, measured 1m from the ground; and/or
- average canopy diameter of at least 4m.

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7 Appendices

Appendix 1 – Energy efficiency initiatives

Examples of energy efficient initiatives that exceed current minimum practice are provided below. Applicants are encouraged to propose other innovative solutions where supported by evidence demonstrating how minimum practice is exceeded:

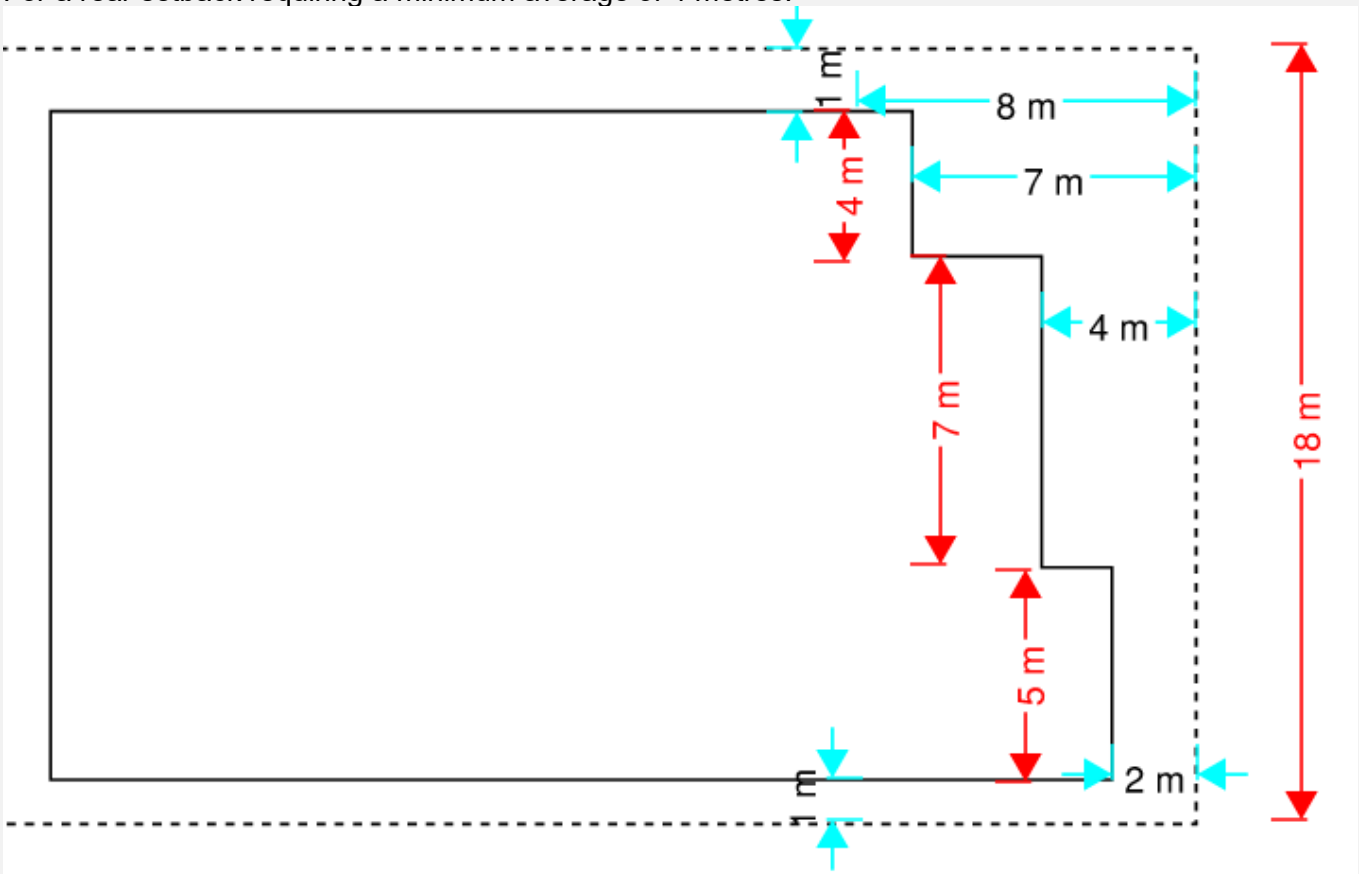
- Ceiling fans to all habitable rooms;
- Hot water systems that are more energy efficient than electric storage units;
- Provision of an external clothesline to every dwelling, located in an area out of direct view on an external wall or in a breezeway;
- Use of a photovoltaic array for communal services;
- Installation of a lift with regenerative braking;
- Solar powered lighting of external open space, circulation areas and common spaces.

Appendix 2 – Rear Averaging Methodology

Rear setback calculations are measured by calculating the length of each setback as a proportionate percentage of the length of the rear boundary. Only areas within twice the maximum average distance are included for calculation purposes.

Example:

For a rear setback requiring a minimum average of 4 metres:



Setback	Length of setback portion	Proportionate weighting ((Portion length / Total Length) x Setback
8	1	0.44
7	4	1.56
4	7	1.56
2	5	0.56
8	1	0.44
	AVERAGE =	4.56