

5 Sample report to Council

Planning permit application no.

Proposed building envelope provisions and objectives of Clause 54

Building envelopes are proposed for all lots. This document outlines the context for and parameters of the proposed building envelopes.

Final building envelopes will be submitted for certification by council in conjunction with the certification of the plan of subdivision. It is proposed that the envelopes will be registered on the plan of subdivision as restrictions under s23 of the Subdivision Act 1988.

1. Relevant observations from the Site and Context Description:

- The site is generally sloping
- The site is highly visible from the entrance to the estate and the public park on the opposite side of the valley
- Siting of houses away from the main road to the rear of most lots will be important to the future amenity of residents

2. Relevant observations from the Design Response and Subdivision Layout

- The site is intended to contain some smaller than average lots to reflect the overall aim of providing a variety of housing
- Most lots are oriented with the long axis running east-west, or north-south, and designed with appropriate solar orientation as specified in Clause 56, Standard C19.

3. Design objectives for envelopes

The design objectives for building envelopes in the proposed plan are:

- Ensure space between buildings
- Provide for a variety of house sizes and layouts
- Encourage energy efficient and environmentally sensitive layouts
- Integrate proposed houses with the existing topography
- Reduce visual bulk of houses when viewed from the park on the opposite side of the valley, as shown in the Design Response diagram
- Ensure that future dwellings have privacy and solar access
- Provide for the efficient use of land by integrated design of future buildings and lot layouts

2. Proposed envelope details

Cessation of envelopes

- The restriction placing a building envelope on each lot is to cease five years after the certification of title to the lot. This is to avoid spent restrictions becoming an unnecessary burden on the land.

Matters dealt with

- The proposed envelopes will cover the following matters:
 - Maximum building height
 - Street setback
 - Side and rear setbacks
 - Walls on boundaries
 - Overlooking

- Overshadowing
- Solar access to north facing windows and private open space
- Daylight to new windows

Height

- The maximum building envelope height nominated in the application is 10 metres.
- The 10 metre maximum building height is proposed as 70 per cent of the site is sloping, as indicated in the Site and Context Description (see Sheet 00 of this application)

Front setback

- Front setbacks are set at 5 metres, to allow a car to park in front of the house without overhanging the footpath.

Side setbacks

- A 7 metre separation between side setbacks of adjoining dwellings is proposed to achieve visual privacy for habitable room windows. In settings where only one wall of two adjoining dwellings will contain windows, the minimum separation between dwellings has on some side profiles been reduced to 4 metres, as visual privacy is provided for by non-overlooking wall zones on one side of the interface between the two adjoining properties.
- An 11-metre separation is provided between rear setbacks of adjoining dwellings to achieve visual privacy for upper level habitable room windows and secluded private open space.

The 11-metre separation between rear setbacks contributes to open, spacious character of the rear gardens of the area. It provides sufficient space to grow trees that will be visible from the street.

Walls on boundaries

A wall on boundary zone is proposed for each lot. The wall on boundary zone allows for the construction of single storey garages or other accommodation within 20 metres to the rear of the front setback. The length of a boundary wall of up to 3.2 metres within that zone is restricted to 12 metres, or to 7 metres if the wall is 3.6 metres high.

The wall on boundary zone is shown on each side of the property to allow flexibility in the location of vehicle crossovers and driveways. The walls on boundary zones have been confined to the side portions of the lot to retain the open, spacious feeling of rear gardens in the subdivision.

The table below summarises the way in which the envelopes meet the objectives of Clause 54.

Clause 54 objectives related to proposed envelopes

| Standard | Clause 54 objective | Building envelope description |
|-----------------|---|--|
| A1 | Neighbourhood character | The key character elements of the envelopes – height, and setbacks – continue the pattern set by existing development to the south and east of the site. |
| A2 | Integration with the street | Envelopes specify that front entrances should be clearly visible from the street, for surveillance of the street and house entries. |
| A3 | Street setback | Objective is met. A 5m average street setback is consistent with the averages of surrounding areas, which vary from 4.5m to 6m. |
| A4 | Building height | The majority of the site is over 2.5 degrees in slope, so a general 10m height limit has been adopted to allow for an increase on sloping sites. This meets Standard A4 in Clause 54. Provision has been made for minor increases in maximum building heights for slopes of 5 degrees or more. The extra height provisions are more limited for upwards slopes, in view of the greater amenity impacts and building bulk impacts of building upwards of other dwellings. |
| A5 | Site coverage | Site coverage will be addressed in the Building Regulations, and will therefore comply with Standard A5. |
| A6 | Permeability | As above. |
| A7 | Energy efficiency protection | Standard is met. All envelopes are oriented to facilitate passive solar heating to living areas through a minimum north setback of 3m, or have an increased setback facing an adjoining property's north boundary. |
| A8 | Significant trees | Site context plan indicates no significant trees |
| A9 | Car parking | Carparking will be addressed in the Building Regulations, and will therefore comply with Standard A9. |
| A10 | Side and rear setbacks | Objective is met. Standard is met, but walls within 0-200mm of boundary are provided to 3.2m in the boundary wall zone, or 3.6m for shorter lengths, to facilitate efficient use of land while protecting amenity and character. Standard is met in relation to adjoining lots. |
| A11 | Walls on boundaries | <p>Walls on boundaries are restricted to 50 per cent of the length of the side setback. The length of the side setback is determined by the front and rear setbacks. Walls on boundaries may be up to 3.2m high, to allow garages to be built under the same roofline as the dwelling, which is consistent with the desired character for the area.</p> <p>Walls on boundary may be built to 3.6m provided they do not exceed 7m in length. This allows for a garage structure without adversely impacting on neighbouring lots that are part of the same agreement or restriction.</p> <p>Party walls have been permitted for several small lots, to maximise use of the land and energy efficiency, and to provide more diversity in the dwelling mix.</p> |
| A12 | Daylight to habitable room windows | Standard is met |
| A13 | Solar access to existing north-facing habitable room windows | Standard is met. All walls containing northfacing windows have a 5m setback to the street, a 5.5m setback to a rear boundary, a 3m setback to a side or rear fence, or face an increased setback on an adjoining property's south boundary. |

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| A14 | Overshadowing of recreational private open space | Objective is met. Current regulations to apply to existing dwellings. New dwellings each have a rear yard of 3m wide which is protected from overshadowing by a minimum 5.5m setback for upper storeys on adjacent lots and a maximum 1.8m dividing fence where fences will cause overshadowing of adjoining rear yards. |
| A15 | Overlooking – | Objective is met by using a non-overlooking zone in one of a facing pair of upper storey side windows, through providing a minimum 5.5m setback from adjoining properties' rear POS, and through providing for current regulations to apply to existing dwellings not part of this subdivision. |
| A16 | Daylight to new windows | Standard is met. |
| A17 | Private open space | Standard will be met through application of the Building Regulations |
| A18 | Solar access to open space | Standard is met. Southern boundary fence is at least 5.24m from the nearest northern wall (3.6m x 0.9 + 2m - as nearest northern wall is max 3.6m high.) |
| A19 | Design detail | Standard is not relevant to the building envelopes. |
| A20 | Front fences | Standard will be met through application of the Building Regulations. |
| | Side and rear fences | Standard will be met through application of the Building Regulations. |