



INTRODUCTION

Victoria Park is a diverse residential area containing pre and post war development on large lots. The locality is generally characterised by traditional conservative Australian housing within a grid road pattern. The redevelopment and upgrading of the Victoria Park locality in the past decade has introduced smaller lots which are more urban in nature.

Sunbury Park is a continuation of this urban lifestyle. It offers solar orientated lots fronting tree lined streets with areas of high quality, conveniently located parkland. Sunbury Park also offers convenient walking access to both the Lathlain Train Station and the East Victoria Park Primary School.

The aim of these guidelines is to ensure that the resultant dwellings continue the traditional theme of the locality whilst allowing for the contemporary lifestyle needs of modern families. The development of small lot subdivisions require specific attention to be given to the relationship between dwellings that are constructed in close proximity to each other. These guidelines provide a series of points to consider when siting and designing housing within the subdivision to maximise privacy and quality of life.

OBJECTIVES

The objectives of the policy are to guide the redevelopment of the land so as to promote:

- (a) new development that is undertaken in a manner consistent with the streetscape and landscape character of the locality;
- (b) development that is appropriately scaled, complementary to the surrounding locality and suited to small lot development;
- (c) solar efficient residential development which minimises overshadowing of neighbouring properties and open space; and
- (d) adequate privacy for new and existing development.

POLICY SCOPE

These guidelines supplement the provisions of the Town Planning Scheme No. 1 and the Residential Design Codes of WA and should be read in conjunction with those documents. In determining any applications for development approval the Council will have regard to these guidelines, the Scheme and any other relevant Local Planning Policies.

The following Local Planning Policies will also be considered in the design of residential dwellings within the Sunbury Park subdivision:

- Local Planning Policy 2 – Home Occupation;
- Local Planning Policy 23 – Parking Policy;
- Local Planning Policy 25 – Streetscape (where referenced by these guidelines);
- Local Planning Policy 36 – Climate Control (Energy Efficiency); and
- Local Planning Policy 37 – Community Consultation on Planning Proposals.

Where there is inconsistency between these Site Design Guidelines and Local Planning Policy 25 – Streetscape or the Residential Design Codes, the Site Design Guidelines shall apply.

Design Guidelines are Lot-Specific

The design guidelines contained in this Policy apply to two distinct areas of the Sunbury Park subdivision and are separated into Parts A and B, as follows:

- Part A – Applying to Lots 500 to 569 as shown on attached Drawing S2; and
- Part B – Applying to Lots 474 to 499 as shown on attached Drawing S1.

Design Guidelines are categorised as ‘Essential’ or ‘Discretionary’

In order to signify the importance of a particular design aspect, the design guidelines contained in Parts A and B are categorised as either *Essential* or *Discretionary* as follows:

- *Essential (E)*: these aim to ensure that the integrity of the built form is protected and the scale of new development is compatible with that in the locality. These controls are non-negotiable. The Council will require adherence to matters relating to the public interface between the house and the street;
- *Discretionary (D)*: these recommendations allow certain variations to occur which are aimed at preventing the reproduction of any one type of housing, and aim to strongly encourage individual designs and site finishes.



SUNBURY PARK SITE DESIGN GUIDELINES: PART A

APPLIES TO LOTS 500 TO 569

(Refer to Drawing S2)

A1 SITE PLANNING

Lot sizes within the subdivision range in area generally between 200m² and 240m². No lot will be less than 200m² in area.

- (a) With respect to any lot, the amalgamation to form larger development sites or the further subdivision to create smaller single house lots will not be supported. (E)
- (b) With the exception of Lots 522 to 530, all lots must address their primary street frontage, whilst meeting the necessary on-site parking and open space requirements of the guidelines. (E)
- (c) Lots 522 to 530 are to address the Public Open Space as if it was the primary street frontage whilst meeting the necessary on-site parking and open space requirements of the guidelines. Two-storey development on these lots is to include windows facing towards and providing surveillance of Kitchener Avenue. (E)
- (d) Lot levels must not be varied from those provided. (E)

A2 BUILDING ENVELOPE

Building envelopes form an important part of the guidelines as they define the maximum size and bulk of buildings. These two factors have a direct impact on the liveability of small lot development and, at a broader level, the character of the streetscape.

A2.1 Setbacks

- (a) Setbacks are measured at 90 degrees to the boundary.
Due to the desire to achieve a consistent building line to streets, averaging of setbacks is not considered appropriate in this subdivision and will not be supported. (E)
- (b) **On all lots** garages/carports shall be setback 1 metre from the rear right-of-way boundary and be provided with 45 degree visual sightline truncations from each side of the garage/carport opening to the boundary. (E)

Other than this requirement, development may be up to the rear boundary, excluding any service easements. (E)
- (c) **Lots 500 to 521 and 532 to 569** are required to be setback between 2 metres (minimum) and 4.5 metres (maximum) from the primary street boundary. (E)

Nil side setbacks are permitted, although not a requirement, on the boundaries identified on Drawing S2 subject to compliance with Clause A4.2. (D)
- (d) In all other cases the side setbacks and permitted side openings shall be in accordance with the Residential Design Codes of Western Australia (R-Codes). (D)

Variations to these requirements may be supported provided the development:

- i. complies with the guidelines' solar access requirements (D);
- ii. does not impinge on the privacy of adjoining properties (E); and



- iii. does not adversely impact on the useability of adjacent areas of public or private open space. (E)
- e) **Lots 522 to 531** are required to be setback between 1 metre (minimum) and 2 metres (maximum) from the primary street boundary. Nil setbacks are permitted to both side boundaries with the exception of lots 522, 530 and 531. (E)

A2.2 Building Height

- (a) The maximum height limit of the facade facing the primary street for any residence is 6m to the underside of the eaves from natural ground level, which may incorporate two storeys. A loft may separately be incorporated in the roof space. (E)
- (b) Building height is defined as the average finished site level to the underside of the eaves. Variations to this height limit may be supported provided they are of a minor or decorative nature such as chimneys and finials, etc. (D)
- (c) The external wall height for the ground floor of any dwelling must be a minimum of 2.7 metres above natural ground level. (E)

A2.3 Plot Ratio and Site Coverage

- (a) All single house lots are limited to 70% building site coverage with no specified plot ratio limit. (E)

A3 BUILDING DESIGN AND MATERIALS

A3.1 Articulation and Detailing

- (a) Building elevations should be articulated and provide visual interest through the use of elements such as verandahs, balconies, awnings, decorative brick courses, finials, dormers and window projections. (E)
- (b) Building design should provide contemporary interpretations of traditional housing elements. Windows and doors (fenestration) should generally have a vertical rather than horizontal or square shape, as is typical of traditional housing types in Victoria Park. (E)

A3.2 Building Materials

Preference will be given to the use of traditional materials typical of Victoria Park, including:

- (a) Structural: Stone, limestone, red/orange and cream bricks and timber; (D)
- (b) Wall Cladding: Face brick, rendered masonry and the selected use of contoured weatherboard (D); and
- (c) Roofing:
 - i. Single colour Colorbond roofs, traditional terracotta coloured tiles and grey slate. (D); and
 - ii. The darker Colourbond colours and dark grey/black slate roofs will not be permitted as they are inconsistent with the character of the desired streetscape and absorb more heat in summer than the lighter shades. (E)



A3.3 Roof Form

- (a) Roofs should generally be traditional in form with symmetrical roof planes and gables being the preferred form of detailing. (D)
- (b) Roofs should be pitched between 30 and 45 degrees with shallower pitches being acceptable for verandahs and canopies, small areas of skillion and flat roofs hidden or screened from the primary and, if applicable, secondary street. (E)
- (c) The use of appropriately proportioned dormer and attic windows is encouraged to assist with solar access, climate control and add visual interest to the dwelling and streetscape generally. (D)

A3.4 Patios and Outbuildings

- (a) The location and external appearance of patios and outbuildings are to comply with Council's *Local Planning Policy 25 – Streetscape*. (E)

A4 SOLAR ACCESS AND ENERGY EFFICIENCY

The majority of the lots within the subdivision have an orientation that can provide good access to the northerly winter aspect. New housing should be designed to meet the criteria below.

A4.1 Solar orientation of habitable rooms

- (a) New housing should be designed so that the majority of rooms used during daytime hours are orientated to receive the maximum amount of northern winter sun whilst at the same time preserving solar access to adjoining properties. (D)

A4.2 Solar Access (Overshadowing)

- (a) Plans showing any overshadowing impact of the proposed development, will be required by Council to be submitted as part of the information lodged at the development approval stage. (E)
- (b) Council will require that notwithstanding the nil setback guidelines indicated on Drawing S2, the dwelling be designed such that its shadow cast at midday, 21 June onto any other adjoining residential property does not exceed 35% of the site area of that adjoining property or Council will assess the applications in accordance with the relevant Performance Criteria requirements of the Residential Design Codes. (E)

A4.3 Energy Efficiency

- (a) Openings should be orientated to capture prevailing breezes from the south and south-west. Protection should be provided to east and west facing windows in summer with such devices as awnings, eaves or a pergola. (D)
- (b) Where possible, construction materials from renewable sources should be selected. The selection of energy efficient services and appliances is also encouraged. (D)

A5 RELATIONSHIP TO SECONDARY FRONTAGES

- A5.1 Houses on lots with more than one frontage to a public space (street, lane or public open space) are to address all frontages. (E)



A5.2 The secondary frontage/s should be articulated and provide a degree of visual interaction with the public space. Blank walls and fences and service ducts should be avoided on these elevations. (E)

A6 FENCING AND SCREEN WALLS

A6.1 Front Fences

- (a) Low front fences are encouraged in order to maintain an interaction between the dwellings and the street. (D)
- (b) Front fences are to comply with *Local Planning Policy 25 – Streetscape*. (E)

A6.2 Fences on Secondary Frontages and to Public Open Space

- (a) On corner lots and lots abutting the public open space, the maximum permitted fence height is 1.8 metres. (E)
- (b) At least 50% of the length of the fence on each public boundary (other than the boundary to the primary street) must be of open construction, with infill of a design acceptable to the Council. (E)

A6.3 Fencing Materials

- (a) Fences should be constructed of traditional materials including limestone, cement render, wrought iron and timber pickets and should compliment the materials used in the dwelling. (E)
- (b) Fencing infill material and pickets should generally be of a vertical style. (D)
- (c) Fencing materials and designs are to be specified in plans submitted to the Council for approval. (E)
- (d) Fibro cement and steel panels are not permitted. (E)

A7 VEHICLES AND GARAGING

A7.1 Vehicle Access and Residential Parking

- (a) Carports and garages to all lots shall be accessed from the right-of-way to provide for the on-site storage of residents' vehicles. (E)

A7.2 Setbacks

- (a) A nil setback to either side boundary is permitted for car parking structures, however, a minimum 1 metre setback must be maintained to the right-of-way boundary. (E)

A7.3 Design of gates and doors

- (a) Open carports comprising visually permeable gates, wrought iron, etc. are acceptable. (D)
- (b) Solid doors to carports and garages should be panelled to reduce their impact on the street or accessway and be constructed of the same or similar material and colours as those of the house. (E)



A7.4 Surveillance and security

- (a) Carports and garages to incorporate external wall mounted street lighting. (E)
- (b) Habitable rooms with independent access may be built into the space above a garage and may overhang (i.e. cantilever) into the setback area extending up to the lot boundary. (D)

A8 PRIVATE OPEN SPACE AND PRIVACY

A8.1 Minimum open space requirement

- (a) A minimum of 30% of the lot area is to be open space. (E)

A8.2 Design and functionality of open space

As the area of open space is limited, it is important that its location, dimensions and relationship to the dwelling be carefully planned. The major open space area(s) provided to the dwelling should be designed as follows:

- (a) have a north aspect for winter solar penetration; (D)
- (b) be directly accessible from a living area; (E)
- (c) have a consolidated minimum area of 24m² with a minimum length and width dimension of 4 metres; (E)
- (d) generally be a contiguous area; (D)
- (e) be at ground level although a deck or balcony area may be permissible in some circumstances; (D) and
- (f) not be enclosed but may be covered with a pergola or weatherproof canopy. (D)

A8.3 Visual Privacy

- (a) Council acknowledges that because of lot sizes, some level of overlooking is likely to occur. Nevertheless, the design of dwellings should attempt to minimise the potential for overlooking of and by adjoining properties. (D)
- (b) Notwithstanding (a) above, consultation will occur with adjoining affected properties where a proposal does not meet the deemed-to-comply requirements of the Residential Design Codes with respect to visual privacy. (E)

A8.4 Noise

Smaller lot sizes means neighbours are living closer to each other. Consideration should be given to:

- (a) incorporating noise attenuation measures into the design of the dwelling in order to minimise the transmittal of noise; (D) and
- (b) utilising appropriate building materials (including insulation and glazing) and appropriately orientating major openings. (D)



A9 VEGETATION AND LANDSCAPING

A9.1 Careful selection and positioning of new planting is encouraged, which takes into account:

- (a) mature height and spread of vegetation in relation to the location of lot boundaries and buildings; (D)
- (b) potential for the species to cause structural damage through root growth, shedding of limbs or other habits; (D)
- (c) solar design principles; (D)
- (d) watering requirements; (D)
- (e) maintenance requirements; (D) and
- (f) selection of species appropriate to the character of Victoria Park and soil conditions. (D)

A10 SITE SERVICES

Sewerage, water, power and gas will be distributed to each site via the rear lane.

A10.1 Meter boxes and the like should be integrated within the development in underground pits or integrated in the fencing design. (D)

A11 LOCATION OF AIR CONDITIONERS AND EVAPORATIVE AIR COOLERS

Air conditioners and evaporative air coolers are often noisy and it is therefore important that they are located so they are not easily heard by neighbours.

A11.1 Air conditioners and evaporative air coolers can only be roof mounted and be at the rear of the roof and below the ridge line where they cannot be seen from the street or other public areas. (E)

A12 TV ANTENNAS, SATELLITE DISHES, RADIO MASTS AND OTHER SERVICES

These facilities are very much a part of society's requirements for modern living. They can, however, be an ugly element of our residential environment if not carefully located.

A12.1 Location and screening of facilities and services

- (a) Wherever possible, facilities should be located within a roof space or on rear walls or roof planes. (D)
- (b) Other building services such as air conditioning ducts, condensers, bin storage areas, hot water systems and clothes drying areas are to be screened from view from public spaces and neighbouring buildings. (D)



SUNBURY PARK SITE DESIGN GUIDELINES: PART B

APPLIES TO LOTS 474 TO 499

(Refer to Drawing S1)

B1 SITE PLANNING

There are two distinct lot sizes within this section of the subdivision. The majority of the lots are between 200m² and 330m². The second type of lot is the grouped dwelling lots of 568m² with battleaxe leg access.

- (a) If any of the lots are amalgamated to form larger development sites the discretions provided for under Clause B2.1(d) of these guidelines in relation to setbacks will not apply and building setbacks will be assessed in accordance with the provisions of the Residential Design Codes. (E)
- (b) All lots must address their primary street frontage and reduce the impact of garaging on the streetscape, whilst meeting the necessary on-site parking and open space requirements of the guidelines. (E)
- (c) Lot levels must not be varied from those provided. (E)

B2 BUILDING ENVELOPE

Building envelopes form an important part of the guidelines as they define the maximum size and bulk of buildings. These two factors have a direct impact on the liveability of small lot development and at a broader level, the character of the streetscape.

B2.1 Setbacks

- (a) Setbacks are measured at 90 degrees to the boundary.
Due to the desire to achieve a consistent building line to streets, averaging of setbacks is not considered appropriate in this subdivision and will not be supported. (E)
- (b) **Lots 474, 475, 478 to 485, 488 to 491 and 494 to 499** are required to be setback between 2 metres (minimum) and 4.5 metres (maximum) from the primary street boundary. (E)
- (c) Nil side setbacks are permitted, although not a requirement, on the boundaries identified on Drawing S1. (D)
- (d) In all other cases, the side setbacks and permitted side openings shall be in accordance with the Residential Design Codes of Western Australia. (D)

Variations to these requirements may be supported provided the development:

- complies with the guidelines' solar access requirements; (D)
 - does not impinge on the privacy of adjoining properties (E); and
 - does not adversely impact on the useability of adjacent areas of public or private open space. (E)
- (e) **Lots 476, 477, 486, 487, 492 and 493** are accessed via a battle axe leg. Nil setbacks are permitted in accordance with Drawing S1. (D)



B2.2 Building Height

- (a) The maximum height limit of the facade facing the primary street for any residence is 6m to the underside of the eaves from natural ground level, which may incorporate two storeys. A loft may separately be incorporated in the roof space. (E)
- (b) Building height is defined as the average finished site level to the underside of the eaves. Variations to this height limit may be supported provided they are of a minor or decorative nature such as chimneys and finials, etc. (D)
- (c) The external wall height for the ground floor of any dwelling must be a minimum of 2.7 metres above natural ground level. (E)

B2.3 Plot Ratio and Site Coverage

- (a) All single house lots are limited to 70% building site coverage with no specified plot ratio limit. (E)
- (b) **Lots 476, 477, 486, 487, 492 and 493** are limited to 70% maximum building site coverage. (E)

B3 BUILDING DESIGN AND MATERIALS

B3.1 Articulation and Detailing

- (a) Building elevations should be articulated and provide visual interest through the use of elements such as verandahs, balconies, awnings, decorative brick courses, finials, dormers and window projections. (E)
- (b) Building design should provide contemporary interpretations of traditional housing elements; pseudo historic style housing will not be supported. Windows and doors (fenestration) should generally have a vertical rather than horizontal or square shape, as is typical of traditional housing types in Victoria Park. (E)

B3.2 Building Materials

Preference will be given to the use of traditional materials typical of Victoria Park, including:

- (a) Structural: Stone, limestone, red/orange and cream bricks and timber. (D)
- (b) Wall Cladding: Face brick, rendered masonry and the selected use of contoured weatherboard. (D)
- (c) Roofing:
 - i. Single colour Colorbond roofs, traditional terracotta coloured tiles and grey slate. (D); and
 - ii. The darker Colourbond colours and dark grey/black slate roofs will not be permitted as they are inconsistent with the character of the desired streetscape and absorb more heat in summer than the lighter shades. (E)

B3.3 Roof Form

- (a) Roofs should generally be traditional in form with symmetrical roof planes and gables being the preferred form of detailing. (D)
- (b) Roofs should be pitched between 30 and 45 degrees with shallower pitches being



acceptable for verandahs and canopies, small areas of skillion and flat roofs hidden or screened from the primary and, if applicable, secondary street. (E)

- (c) The use of appropriately proportioned dormer and attic windows is encouraged to assist with solar access, climate control and add visual interest to the dwelling and streetscape generally. (D)

B3.4 Patios and Outbuildings

- (a) The location and external appearance of patios and outbuildings are to comply with Council's *Local Planning Policy 25 – Streetscape*. (E)

B4 SOLAR ACCESS AND ENERGY EFFICIENCY

The majority of the lots within the subdivision have an orientation that can provide good access to the northerly winter aspect. New housing should be designed to meet the criteria below.

B4.1 Solar orientation of habitable rooms

- (a) New housing should be designed so that the majority of rooms used during daytime hours are orientated to receive the maximum amount of northern winter sun whilst at the same time preserving solar access to adjoining properties. (D)

B4.2 Solar Access (Overshadowing)

- (a) Plans showing any overshadowing impact of the proposed development may be required by Council to be submitted as part of the information lodged at the development approval stage. (E)
- (b) Council will not require strict compliance with the provisions of Clause 3.9.1 of the Residential Design Codes in respect to overshadowing. (D)

B4.3 Energy Efficiency

- (a) Openings should be orientated to capture prevailing breezes from the south and south-west. Protection should be provided to east and west facing windows in summer with such devices as awnings, eaves or a pergola. (D)
- (b) Where possible, construction materials from renewable sources should be selected. The selection of energy efficient services and appliances is also encouraged. (D)

B5 RELATIONSHIP TO SECONDARY FRONTAGES

B5.1 Houses on lots with more than one street frontage are to address all frontages. (E)

B5.2 The secondary frontage/s should be articulated and provide a degree of visual interaction with the public space. Blank walls and fences and service ducts should be avoided on these elevations. (E)

B6 FENCING AND SCREEN WALLS

B6.1 Front Fences

- (a) Low front fences are encouraged in order to maintain an interaction between the dwellings and the street. (D)



- (b) Front fences are to comply with the *Local Planning Policy – Streetscape*. (E)

B6.2 Fences on Secondary Frontages

- (a) On corner lots the maximum permitted fence height is 1.8 metres. (E)
- (b) At least 50% of the length of the fence on each public boundary (other than boundary to the primary street) must be of open construction, with infill of a design acceptable to the Council. (E)

B6.3 Fencing Materials

- (a) Fences should be constructed of traditional materials including limestone, cement render, wrought iron and timber pickets and should compliment the materials used in the dwelling. (E)
- (b) Fencing infill material and pickets should generally be of a vertical style. (E)
- (c) Fencing materials and designs are to be specified in plans submitted to the Council for approval. (E)
- (d) Fibro cement and steel panels are not permitted. (E)

B7 VEHICLES AND GARAGING

If not carefully handled in design terms, carports and garages that are located at the front of the house have the potential to have a detrimental impact on the streetscape.

Carports and garages located at the rear of the house have the least impact on the streetscape as it reduces the amount of carport frontage to the street, it reduces the width of vehicle crossovers, allowing more street parking, and it leaves land available for useable private open space.

B7.1 Vehicle Access and Residential Parking

- (a) Carports and garages are to be provided to all lots to provide for the on-site storage of residents' vehicles. (E)

B7.2 Setbacks

- (a) **Lots 475, 478, 485, 488, 491, and 494** are to be provided with a carport or garage with a nil setback to the rear boundary of the property, accessed via the battleaxe leg which provides for reciprocal access, in accordance with Drawing S1. (E)
- (b) **On Lots 474, 479, 480, 481 to 484, 489, 490, 495 to 498 and 499**, carports and garages must be setback in accordance with the requirements of the Residential Design Codes. (E)
- (c) **On Lots 476, 477, 486, 492, and 493**, carports and garages may have nil side setbacks to boundaries with adjoining properties, subject to compliance with Council's *Local Planning Policy 26 – Boundary Walls*. (E)

B7.3 Design of gates and doors

- (a) Open carports comprising visually permeable gates, wrought iron, etc. are acceptable. (D)
- (b) Solid doors to carports and garages should be panelled to reduce their impact on the



street or accessway and be constructed of the same or similar material and colours as those of the house. (E)

B8 PRIVATE OPEN SPACE AND PRIVACY

A8.1 Minimum open space requirement

- (a) A minimum of 30% of the lot area for single residential lots is to be open space. (E)

A8.2 Design and functionality of open space

As this area is limited, it is important that its location, dimensions and relationship to the dwelling be carefully planned. The major open space area(s) to the dwelling should be designed to:

- (a) have a north aspect for winter solar penetration; (D)
- (b) be directly accessible from a living area; (E)
- (c) have a consolidated minimum area of 24m² with a minimum length and width dimension of 4 metres; (E)
- (d) generally be a contiguous area; (D)
- (e) be at ground level although a deck or balcony area may be permissible in some circumstances; (D) and
- (f) not be enclosed but may be covered with a pergola or weatherproof canopy. (D)

A8.3 Visual Privacy

- (a) Council acknowledges that because of lot sizes, some level of overlooking is likely to occur. Nevertheless, the design of dwellings should attempt to minimise the potential for overlooking of and by adjoining properties. (D)
- (b) Notwithstanding (a) above, consultation will occur with adjoining affected properties where a proposal does not meet the deemed-to-comply requirements of the Residential Design Codes with respect to visual privacy. (E)

A8.4 Noise

Smaller lot sizes means neighbours are living closer to each other. Consideration should be given to:

- (a) incorporating noise attenuation measures into the design of the dwelling in order to minimise the transmittal of noise; (D) and
- (b) utilising appropriate building materials (including insulation and glazing) and appropriately orientating major openings. (D)

B9 VEGETATION AND LANDSCAPING

B9.1 Careful selection and positioning of new planting is encouraged, which takes into account:

- (a) mature height and spread of vegetation in relation to the location of lot boundaries and buildings; (D)



- (b) potential for the species to cause structural damage through root growth, shedding of limbs or other habits; (D)
- (c) solar design principles; (D)
- (d) watering requirements; (D)
- (e) maintenance requirements; (D) and
- (f) selection of species appropriate to the character of Victoria Park and soil conditions. (D)

B10 SITE SERVICES

Sewerage, water, power and gas will be distributed to each site from the primary street.

B10.1 Meter boxes and the like should be integrated within the development in underground pits or integrated in the fencing design. (D)

B11 LOCATION OF AIR CONDITIONERS AND EVAPORATIVE AIR COOLERS

Air conditioners and evaporative air coolers are often noisy and it is therefore important that they are located so they are not easily heard by neighbours.

B11.1 Air conditioners and evaporative air coolers can only be roof mounted and be at the rear of the roof and below the ridge line where they cannot be seen from the street or other public areas. (E)

B12 TV ANTENNAS, SATELLITE DISHES, RADIO MASTS AND OTHER SERVICES

These facilities are very much a part of society's requirements for modern living. They can, however, be an ugly element of our residential environment if not carefully located.

B12.1 Location and screening of facilities and services

- (a) Wherever possible, facilities should be located within a roof space or on rear walls or roof planes. (D)
- (b) Other building services such as air conditioning ducts, condensers, bin storage areas, hot water systems and clothes drying areas are to be screened from view from public spaces and neighbouring buildings. (D)

VERSION CONTROL

Date Initially Adopted :	13 October 1999 (Amendment 2 to TPS1)
Date(s) Amended :	1. 10 July 2007 (Amendment 39 to TPS1) 2. Adopted as Local Planning Policy 8 at Ordinary Council Meeting 9 February 2016. 3. Amended by Council resolution at Ordinary Council Meeting 16 July 2019.





Drawing S1
(Applies only to Lots 474 to 499)





Drawing S2
(Applies only to Lots 500 to 569)

