

**Peter Dalton Architects**  
**COUNCIL PLANNING CODE ANALYSIS**  
**For Residence**

At .....  
Council .....

11 February 2002

PLANNING CODE ITEM	STANDARD	PROPOSED	COMPLIANCE
Zoning	2(c)	2(c)	Yes
Permissible development	Dwelling	Dwelling	Yes
Site area existing	1295		
Site Area subdivided	929	931	Yes
Are there site specific requirements?	Corner block		
Site coverage incl. drive & pool Existing Subdivided (Reduced if on-site det. required)	50% 54%		
FSR existing	170+(0.20 site area) i.e. 429 sq m	373	Yes
Subdivided	120+(0.25 site area) i.e 352.25 sq m	329	Yes
First floor 40% max of total floor space as per FSR		33%	Yes
Land slope		10 degrees	
Vehicular access/manoeuvring			
Car parking	2 spaces behind building line Crossing & drive 3.5w	As required ? crossing	Yes
Building height ground to u/s ceiling	2 storeys incl garage 7 metres slope <20 degrees	3	<b>No</b> <b>No</b>
Wall height	>4m high max 8m unrelieved		Yes
Building height plane	45 degrees from point 3m above any point on boundary	Centre of house does not comply	<b>No</b>
Boundary setback Main Street, low side  Side Street, low side Rear  Side First floor	To pattern 9 min (25%), av. 11 (75%) min. 3.8, av. 4.5 Exist 12m Subdivide 11.705m 12% width 2415mm 15% = 3015mm	Yes	Yes  Yes Yes Yes Yes generally <b>No - stair</b>
Landscaped Plan	Required		
Arborist Report	Req. if remnant bush or significant trees		
Landscaped area – soft Existing Subdivided	50% (647.5 min) 46% (427.3 min)	405sq m hard 890 soft=68% 529 soft=56%	Yes Yes
Trees			
Fencing			
Retaining walls			
Water conservation: dual flush, shower head			
Pool enclosure	away from boundary for landscaping	Existing	<b>No</b>
Compatible building materials	Yes		

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Geotechnical risk area	Check as site over 15% slope		
Heritage Item	No		
Roof form	Max pitch 35 degrees		
Roof reflectivity			
Attic – not bulky or shadowy			
Dormer	200mm below ridge 40% of gable wall and 20% of roof plane		
Solar access Shadow diagram required	4 hours 9-3 June 22		
Acoustic privacy			
Visual privacy			
Aesthetics			
Garbage			
Mail box			
Stormwater retention	Required if >35% hard cover		
Bush fire hazard			
Energy efficiency	Score 60%		
Cut & fill	+/- 900 for house +/- 500 garden	Existing does not comply New work	Yes
Geotechnical report	Required slope>15%		
Tree - definition	>5m high >4m wide		

FSR definition: total floor space area each floor within outer face excludes awnings, sun protection, projection, lift and cooling towers, machine, plant, storage, A/C, car parking to Council's requirements i.e. 31 sq m, terraces and balconies above ground under 15 sq m,