

COMPLIANCE

CLAUSE 3.24 LANDSCAPED AREA

- (1) A lot on which development specified for this code is carried out must have a landscaped area of at least the following:
- (a) 10% of the area of the lot, if the lot has an area of at least 200m² but not more than 300m²,
 - (b) 15% of the area of the lot, if the lot has an area of at least 300m² but not more than 450m²,
 - (c) 20% of the area of the lot, if the lot has an area of at least 450m² but not more than 600m²,
 - (d) 30% of the area of the lot, if the lot has an area of at least 600m² but not more than 900m²,
 - (e) 40% of the area of the lot, if the lot has an area of at least 900m² but not more than 1500m²,
 - (f) 45% of the area of the lot, if the lot has an area of more than 1500m².
- (2) If the lot has a width, measured at the building line, of more than 18m, at least 50% of the area forward of the building line to the primary road must be landscaped.
- (3) If the lot has a width, measured at the building line, of not more than 18m, at least 25% of the area forward of the building line to the primary road must be landscaped.
- (4) At least 50% of the landscaped area must be located behind the building line to the primary road.
- (5) The landscaped area must be at least 1.5m wide.
- (6) Subclauses (1)-(5) do not apply to development referred to in clause 3.3 if the development does not:
- (a) Increase the existing site coverage of the lot, or
 - (b) Decrease the existing landscaped area.

POOL FENCE & FILTER AS PER CLAUSE 3.34 *NOTE 1*

- (a) Swimming pool fences must isolate the pool from the dwelling or any other structure.
- (b) No doors can open onto the pool area, all windows in pool area must comply with AS1926.1-2007.
- (c) If a boundary fence is to be used as a pool fence, it must have a minimum height of 1.8m (NCZ inside of fence).
- (d) There must be a 900mm no climb zone around the pool boundary fence inside and out.
- (e) Filter box to be 900mm off boundary fence.
- (f) Filter box to be housed in a sound proof enclosure.

Complies

Yes:

No:

N/A

Pending

AS PER CLAUSE 3.34(3) AND (4) – COPING

Decking around a swimming pool must not be more than 600mm above the ground level (existing).

Coping around a swimming pool must not be more than:

- (a) 1.4m high above ground level (existing)
- (b) 300mm wide if the coping is more than 600mm above the ground level (existing)
 - (i) If coping doesn't exceed a height of 600mm, there is no maximum width.

Pools can be designed so that the coping width varies with the changes in height to comply with the above.

AS PER CLAUSE 3.9 MAXIMUM SITE COVERAGE OF ALL DEVELOPMENT

- (1) Maximum site coverage:
 - (a) If the lot has an area of at least 200m² but less than 250m² = 65%
 - (b) If the lot has an area of at least 250m² but less than 300m² = 60%
 - (c) If the lot has an area of at least 300m² but less than 450m² = 55%
 - (d) If the lot has an area of at least 450m² but less than 900m² = 50% ****clause 3.9(2)**
 - (e) If the lot has an area of at least 900m² but less than 1500m² = 40%
 - (f) If the lot has an area of at least 1500m² = 30%

**(2) Despite subclause (1)(d), site coverage must not be more than 55 per cent of the area of the lot, if the lot has an area of at least 450m² but not more than 500m²*

AS PER CLAUSE 3.34 – POOL LOCATION

- (1) Ancillary development comprising a swimming pool for a private use must be located on a lot:
 - (a) Behind the setback area from the primary road, or
 - (b) In the rear yard.

Complies	
Yes:	<input type="checkbox"/>
No:	<input type="checkbox"/>
N/A	<input type="checkbox"/>
Pending	<input type="checkbox"/>

- (2) *The swimming pool water line must have a setback of at least 1m from a side or rear boundary.*

Note: *Development for the purposes of a swimming pool is not complying development under this Code unless it is ancillary to a dwelling house.*

Is the pool located behind the building line? Yes No

Setback proposed from rear boundary:

Setback proposed from side boundary:

CLAUSE 3.14 SETBACKS FROM SECONDARY ROADS

A dwelling house and all ancillary development on a lot must have a setback from a boundary with a *secondary road* that is not a classified road of at least the following:

- (a) If the lot has an area of at least 200m² but not more than 600m² - 2m, or
- (b) If the lot has an area of at least 600m² but not more than 1500m² - 3m, or
- (c) If the lot has an area of more than 600m² - 5m.

Complies

Yes:

No:

N/A

Pending

Secondary road means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road. If the angle between two adjacent roads is less than 135° a secondary road setback is implicated. Should the angle be more than 135°, only a primary road is marked.

CLAUSE 3.29 EARTHWORKS AND DRAINAGE

3.29 Earthworks, retaining walls and structural support

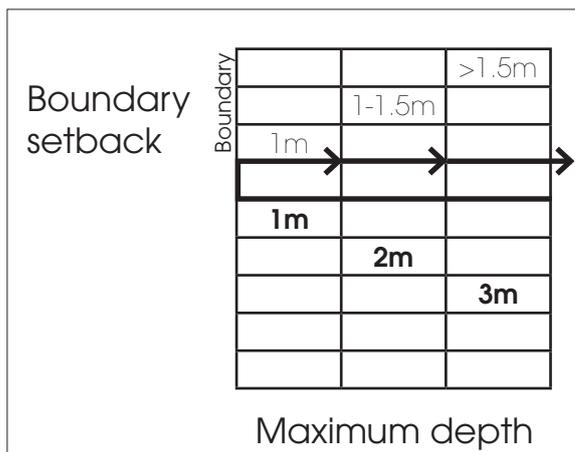
(1) Excavation

Excavation for the purposes of development under this Part must be constructed in accordance with subclauses (5) and (6) and must not exceed a maximum depth measured from ground level (existing) of:

- (a) if located not more than 1m from any boundary - 1m, and
- (b) if located more than 1m but not more than 1.5m from any boundary - 2m, and
- (c) if located more than 1.5m from any boundary - 3m.

- (2) Despite subclause (1), the excavation must not be more than 1m below ground level (existing) if the land is identified as Class 3 or 4 on an Acid Sulphate Soils Map or is within 40m of a water body (natural).

Diagram 2 Clause 3.29(1)



Acid Sulphate Class:

Proposed setback:

Proposed depth:

(5) Retaining walls and structural support

Support for earthworks that are more than 600mm above or below ground level (existing) and within 1m of any boundary, or more than 1m above or below ground level (existing) in any other location, must take the form of a retaining wall or other form of structural support that:

- (a) has been certified by a professional engineer, and
- (b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and
- (c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion that is:
 - (i) more than 1m in height and within 1m from a side or rear boundary,
 - (ii) more than 3m in height in any other location.

Do any proposed retaining walls have a height of more than 600mm and within 1m setback?

Do any proposed retaining walls have a height of more than 1m?

Provide details of compliance with

(5)a: (5)b: (5)c:

(6) Any excavation or fill that exceeds 600mm above or below ground level (existing) requires a retaining wall or structural support that must be:

- (a) constructed in accordance with subclause (5), and
- (b) designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and
- (c) separated from any retaining wall or other structural support on the site by at least 2m, measured horizontally, and
- (d) installed in accordance with any manufacturer's specification.

