

ASSESSMENT CHECKLIST

WEV GROUPIE LOTS

Section	Name	LDP	RCODES	PROVISION
5.1.1	Site Area			
C1.1-2	Required lot area			
C1.3	Corner truncations, battle axe			
5.1.2	Street Setback			
C2.1	Primary Street	✓		Building setbacks to primary streets minimum 4.0m. No setback averaging.
C2.2	Secondary Street	✓		Building setbacks to secondary streets minimum 1.5m. No setback averaging.
C2.3	Corner Truncation Setback		✓	
C2.4	Porches, verandas, balconies	✓		Verandahs, porticos, balconies and other architectural features may project up to 1m into the Primary or Secondary Street setback.
5.1.3	Lot Boundary Setback			
C3.1	Side Boundaries	✓		Building setbacks to internal side boundaries minimum 1.0m. Minimum community garden setback is 1.5m for side boundaries. Setbacks do not need to account for wall height or length, nor the size of adjacent window openings. Verandahs, porticos, balconies and other architectural features may project up to 1m into the front setback (and/or side setback if adjacent to the community garden).
C3.1	Rear Boundaries	✓		All buildings, aside from rainwater tanks, must be setback 6m from the southern boundary.
C3.2	Boundary Walls	✓		No boundary development aside from carports. Carports can be constructed along one side boundary, subject to compliance with building code fire regulations.
5.1.4	Open Space			
C4	Required Lot %		✓	Minimum open space required is 36%. Area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
5.1.5	Communal Open Space			
C5	Reduction in Open Space by 20%		✓	
5.1.6	Building Height			
C6	Top External Wall		✓	
C6	Top External Wall (Concealed)		✓	
C6	Top of Pitched Roof		✓	
5.2.1	Setback of Garages / Carports			
C1.1	Garage - Primary Street	✓		No direct garage access from Primary Street; needs to be from common driveway.
C1.2	Carport - Primary Street	✓		No direct carport access from Primary Street; needs to be from common driveway.
C1.3	Setback from Communal Street	✓		Carports or garages must be setback 6m from the southern boundary
5.2.2	Garage Width			
C2	Garage Width		✓	
5.2.3	Street Surveillance			
C3.1	Visible Entry		✓	Individual pedestrian entrances from the street (north) to be provided for each lot for visitor access.
C3.2	Major Opening Facing Street		✓	
C3.3	Major Opening Facing Driveway			
5.2.4	Street Walls and Fences			
C4	Front Fences	✓		Fencing within the primary street setback to be a maximum height of 1.5m.
5.2.5	Sight Lines			
C5	Sight Lines		✓	
5.2.6	Appearance of Retained Dwelling			
C6	External Upgrades to Retained Dwelling		✓	
5.3.1	Outdoor Living Areas			
C1.1	Minimum Area and Dimensions		✓	
C1.1	Location	✓		Outdoor living area can be within street setback area.
C1.1	Accessibility from Habitable Room		✓	
C1.1	Extent of Permanent Roof Cover		✓	Any covered outdoor living area to the north must be designed to accommodate optimal winter solar access to adjacent indoor living spaces.
5.3.2	Landscaping			
C2	No Car Parking in Street Setback			
C2	50% Max Hard Surface			
C2	Separate Wheelchair Access Pathway			
C2	Landscaping between every 6 bays			
C2	Lighting to Pathways, Communal Space			
C2	Bin Store Screened from View			
C2	Retention of 3m or larger trees			
C2	Sight Lines for Peds / Vehicles			
C2	Surveillance of Communal Open Space			
C2	Clothes Drying Screened from View			
C2	Unroofed Visitor Bays Screened from Street			
5.3.3	Parking			
C3.1	Minimum Onsite Parking		✓	
C3.2	Minimum Onsite Visitor Parking	✓		On-site visitor parking is not required; sufficient visitor parking is provided on-street.
C3.3	Minimum Onsite Multiple Dwelling Parking		✓	
5.3.4	Design of Parking Spaces			
C4.1-C4.3	Design of Parking Spaces		✓	
5.3.5	Vehicular Access			
C5.1	Street hierarchy - access to Parking		✓	Vehicle access is limited to the shared driveway along the southern boundary of the lots.
C5.2	Crossover width		✓	
C5.3	Location of driveways		✓	Crossovers to be constructed in the locations shown on the LDP and to the specifications set out in the Witchcliffe Ecovillage Building Design Guidelines.
C5.4	Criteria for two way access		✓	

C5.5	Design standards - two way access			
C5.6	Driveway width - existing dwelling		✓	
C5.7	Communal street width - 20+ units		✓	
5.3.6	Pedestrian Access			
C6.1	Footpath requirement for 10+ units			
C6.2	Pedestrian safety - communal street			
C6.3	Communal street proximity to major openings			
C6.4	Multiple dwelling stair access			
C6.5	Pedestrian paths per 5.3.2 C2ii			
5.3.7	Site Works			
C7.1	Limitations on earthworks in front setback		✓	
C7.2	Limitations on earthworks behind front setback	✓		To reduce flooding risk and damage, sites to be filled to a minimum pad level as nominated on individual lots in the LDP map.
C7.3	Location of earthworks behind front setback		✓	
5.3.8	Retaining Walls			
C8	Setbacks of retaining walls larger than 0.5m		✓	
5.3.9	Stormwater Management			
C9	Retention of stormwater on site			Create a defined stormwater flow path from downpipes or rain barrels for large events that conveys the water into the swales in the Community Garden or the road reserve.
5.4.1	Visual Privacy			
C1.1	Setback distances from different habitable spaces	✓		Setback distances consistent with R50+
C1.2	Design criteria for screening devices		✓	
5.4.2	Solar Access			
C2.1	Overshadowing % Allowed		✓	
C2.2	Calculating Overshadowing on Shared Boundaries		✓	
5.4.3	Outbuildings			
C3	Development Criteria		✓	
5.4.4	External Fixtures			
C4.1	Solar Collector location		✓	
C4.2	TV aerials location		✓	
C4.3	Other External Fixtures location	✓		All rainwater tanks that are visible from the road or community garden must be made of zincalume. Above-ground rainwater tanks are not allowed in the 'solar access priority zone' (as depicted on the LDP plan). Rainwater tanks must maintain a 0.5m setback from any boundary.
C4.4	Antennas, satellite dishes location		✓	
C4.5	Stores for Grouped Dwellings		✓	
C4.6	Communal pick up area for bins		✓	Bins to be kept on individual lots until collection days, at which time they are to be taken to the adjacent street verge for collection.
C4.7	Clothes drying Screened from View		✓	
5.5.1	Ancillary Dwellings			
C1	Development Criteria		✓	
5.5.2	Aged / Dependent Persons Dwellings			
C2.1	Development Criteria		✓	
C2.2	Accessibility for Ground Floor Units		✓	
C2.3	Internal Design Criteria		✓	
C2.4	Resident Qualification Criteria		✓	
5.5.3	Single Bedroom Dwellings			
C3	Development Criteria		✓	
	Non-R Code Provisions			
				Side fencing in certain sensitive locations (indicated as '50% visually permeable fencing' on the adjacent plan) to be a maximum height of 1.8m, with either: 50% visual permeability above 1.5m along its entire length, or maximum of 1.5m along 50% of its length
				Private pedestrian access for the Groupie Lot residents to be provided between the shared driveway / access easement and the central community garden.
				Dwellings constructed on Groupie Lots are limited to 100m2 plot ratio area.
				Minimum eave setback is 0.5m to any boundary.
				At a minimum, all dwellings must provide a minimum of 37,500 liter rainwater tank and 100m2 of roof catchment.

ASSESSMENT CHECKLIST
WEV COTTAGE LOTS

Section	Name	LDP	RCODES	PROVISION
5.1.1	Site Area			
C1.1-2	Required lot area			
C1.3	Corner truncations, battle axe			
5.1.2	Street Setback			
C2.1	Primary Street	✓		Building setbacks to primary streets minimum 4.0m. No setback averaging.
C2.2	Secondary Street	✓		Building setbacks to secondary streets minimum 1.5m.
C2.3	Corner Truncation Setback		✓	
C2.4	Porches, verandas, balconies	✓		Verandahs, porticos, balconies and other architectural features may project up to 1m into the Primary or Secondary Street setback.
5.1.3	Lot Boundary Setback			
C3.1	Side Boundaries	✓		Building setbacks to internal side boundaries minimum 1.5m. Minimum community garden setback is 2.0m for side boundaries. Setbacks do not need to account for wall height or length, nor the size of window openings. Verandahs, porticos, balconies and other architectural features may project up to 1m into the side or rear setback if adjacent to the community garden.
C3.1	Rear Boundaries	✓		All buildings, aside from rainwater tanks, must be setback 2m from community garden on side and rear boundaries.
C3.2	Boundary Walls	✓		No boundary development aside from carports. Carports can be constructed along one side boundary, subject to compliance with building code fire regulations.
5.1.4	Open Space			
C4	Required Lot %		✓	Accounting for the generous provision of communal open space, the minimum open space required by Clause 5.1.4 C4 of the R-Codes is reduced from 45% to 36% of the site. The area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
5.1.5	Communal Open Space			
C5	Reduction in Open Space by 20%		✓	
5.1.6	Building Height			
C6	Top External Wall	✓		Maximum wall plate height of 6.5m (measured at the downslope wall for a dwelling with a skillion roof).
C6	Top External Wall (Concealed)	✓		Maximum parapet wall height of 7.5m.
C6	Top of Pitched Roof	✓		Maximum roof ridge height of 9.5m.
5.2.1	Setback of Garages / Carports			
C1.1	Garage - Primary Street	✓		Garages only permitted if vehicle doors face side boundary.
C1.2	Carport - Primary Street	✓		Carports can be built within the Primary Street building setback to within 1.5m of the front boundary.
C1.3	Setback from Communal Street		✓	
5.2.2	Garage Width			
C2	Garage Width	✓		Garages are not permitted. Lockable storage adjacent to the carport is allowed.
5.2.3	Street Surveillance			
C3.1	Visible Entry	✓		Visual obstructions within the front setback area must be separated by at least 2m to allow the building entry to be clearly visible from the Primary Street.
C3.2	Major Opening Facing Street	✓		Dwellings must provide passive surveillance to the secondary street and community garden where indicated on the LDP. Passive surveillance of the Primary Street is not required.
C3.3	Major Opening Facing Driveway		✓	
5.2.4	Street Walls and Fences			
C4	Front Fences	✓		Fencing within the primary street setback to be a maximum height of 1.2m.
5.2.5	Sight Lines			
C5	Sight Lines		✓	
5.2.6	Appearance of Retained Dwelling			
C6	External Upgrades to Retained Dwelling		✓	
5.3.1	Outdoor Living Areas			
C1.1	Minimum Area and Dimensions	✓		A minimum of 20m2 to be provided as outdoor living space.
C1.1	Location		✓	
C1.1	Accessibility from Habitable Room		✓	
C1.1	Extent of Permanent Roof Cover		✓	
5.3.2	Landscaping			
C2	No Car Parking in Street Setback			
C2	50% Max Hard Surface			
C2	Separate Wheelchair Access Pathway			
C2	Landscaping between every 6 bays			
C2	Lighting to Pathways, Communal Space			
C2	Bin Store Screened from View			
C2	Retention of 3m or larger trees			
C2	Sight Lines for Peds / Vehicles			
C2	Surveillance of Communal Open Space			
C2	Clothes Drying Screened from View			
C2	Unroofed Visitor Bays Screened from Street			
5.3.3	Parking			
C3.1	Minimum Onsite Parking		✓	
C3.2	Minimum Onsite Visitor Parking	✓		On-site visitor parking is not required - sufficient visitor parking is provided on-street.
C3.3	Minimum Onsite Multiple Dwelling Parking		✓	
5.3.4	Design of Parking Spaces			
C4.1-C4.3	Design of Parking Spaces		✓	
5.3.5	Vehicular Access			
C5.1	Street hierarchy - access to Parking		✓	
C5.2	Crossover width		✓	

C5.3	Location of driveways	✓		Crossovers to be constructed in the locations shown on the LDP.
C5.4	Criteria for two way access		✓	
C5.5	Design standards - two way access		✓	
C5.6	Driveway width - existing dwelling		✓	
C5.7	Communal street width - 20+ units		✓	
5.3.6	Pedestrian Access			
C6.1	Footpath requirement for 10+ units			
C6.2	Pedestrian safety - communal street			
C6.3	Communal street proximity to major openings			
C6.4	Multiple dwelling stair access			
C6.5	Pedestrian paths per 5.3.2 C2ii			
5.3.7	Site Works			
C7.1	Limitations on earthworks in front setback		✓	
C7.2	Limitations on earthworks behind front setback	✓		To reduce flooding risk and damage, building finished floor levels will need to achieve the minimum levels nominated for the site on the LDP map.
C7.3	Location of earthworks behind front setback		✓	
5.3.8	Retaining Walls			
C8	Setbacks of retaining walls larger than 0.5m		✓	
5.3.9	Stormwater Management			
C9	Retention of stormwater on site			
5.4.1	Visual Privacy			
C1.1	Setback distances from different habitable spaces	✓		Setback distances consistent with R50+
C1.2	Design criteria for screening devices		✓	
5.4.2	Solar Access			
C2.1	Overshadowing % Allowed		✓	
C2.2	Calculating Overshadowing on Shared Boundaries		✓	
5.4.3	Outbuildings			
C3	Development Criteria		✓	
5.4.4	External Fixtures			
C4.1	Solar Collector location		✓	
C4.2	TV aerials location		✓	
C4.3	Other External Fixtures location	✓		Above-ground rainwater tanks are not allowed in the 'solar access priority zone' (as depicted on the adjacent plan). Rainwater tanks must maintain a 0.5m setback from any boundary.
C4.4	Antennas, satellite dishes location		✓	
C4.5	Stores for Grouped Dwellings		✓	
C4.6	Communal pick up area for bins		✓	
C4.7	Clothes drying Screened from View		✓	
5.5.1	Ancillary Dwellings			
C1	Development Criteria	✓		
5.5.2	Aged / Dependent Persons Dwellings			
C2.1	Development Criteria		✓	
C2.2	Accessibility for Ground Floor Units		✓	
C2.3	Internal Design Criteria		✓	
C2.4	Resident Qualification Criteria		✓	
5.5.3	Single Bedroom Dwellings			
C3	Development Criteria		✓	
	Additional LDP Provisions			
		✓		Minimum eave setback is 0.5m to any boundary.
		✓		Side fencing in certain sensitive locations (indicated as '50% visually permeable fencing' on the adjacent plan) to be a maximum height of 1.8m, with either: 50% visual permeability above 1.5m along its entire length, or maximum of 1.5m along 50% of its length
		✓		Fencing of up to 1.5m in height may be placed parallel to the primary street or rear frontage if set back at least 6.0m from the boundary.
		✓		The use of zincalume is permitted for roofs and rainwater tanks.

ASSESSMENT CHECKLIST

WEV FAMILY LOTS

Section	Name	LDP	RCODES	PROVISION
5.1.1	Site Area			
C1.1-2	Required lot area			
C1.3	Corner truncations, battle axe			
5.1.2	Street Setback			
C2.1	Primary Street	✓		Building setbacks to primary streets minimum 6.0m. No setback averaging.
C2.2	Secondary Street	✓		Building setbacks to secondary streets minimum 1.5m.
C2.3	Corner Truncation Setback		✓	
C2.4	Porches, verandas, balconies	✓		Verandahs, porticos, balconies and other architectural features may project up to 1m into the Primary or Secondary Street setback.
5.1.3	Lot Boundary Setback			
C3.1	Side Boundaries	✓		Minimum 4.0m building setback from the northern side boundary. For blocks without a northern neighbour or adjacent to a driveway, the minimum northern setback is reduced to 2.0m (noted on LDP plan). Minimum setbacks to the southern side boundary: 1.5m ground floor, 5.0m upper floor (applies to any south-facing wall with plate height above 4m). Setbacks do not need to account for wall height or length, nor the size of adjacent window openings. Verandahs, porticos, balconies and other architectural features may project up to 1m into the side or rear setback if adjacent to the community garden.
C3.1	Rear Boundaries	✓		Minimum community garden setback is 2.0m for side and rear boundaries.
C3.2	Boundary Walls	✓		No boundary development aside from carports. Carports can be constructed along one side boundary, subject to compliance with building code fire regulations.
5.1.4	Open Space			
C4	Required Lot %		✓	Accounting for the generous provision of communal open space, the minimum open space required by Clause 5.1.4 C4 of the R-Codes is reduced from 50% to 40% of the site. The area occupied by rainwater tanks is to be included as open space in open space percentage calculations.
5.1.5	Communal Open Space			
C5	Reduction in Open Space by 20%		✓	
5.1.6	Building Height			
C6	Top External Wall	✓		Maximum building wall plate height of 6.5m (measured at the downslope wall for a dwelling with a skillion roof).
C6	Top External Wall (Concealed)	✓		Maximum parapet wall height of 7.5m.
C6	Top of Pitched Roof	✓		Maximum roof ridge height of 9.5m.
5.2.1	Setback of Garages / Carports			
C1.1	Garage - Primary Street	✓		Single width garages no wider than 3.5m may be incorporated into the frontage of the dwelling and must be set behind the primary street setback line. Garages wider than 3.5m must be set back a minimum of 10m from the primary street boundary, and must either: include a second storey that sits above the garage, or feature an equal or greater width of ground floor house frontage in the same plane or forward of the garage
C1.2	Carport - Primary Street	✓		Carports can be built within the primary street setback to within 1.5m of the front boundary. Lots with a side boundary to the community garden must contain water tanks and carports within the building front and side setback area along that boundary.
C1.3	Setback from Communal Street		✓	
5.2.2	Garage Width			
C2	Garage Width	✓		Single width garages no wider than 3.5m may be incorporated into the frontage of the dwelling and must be set behind the primary street setback line. Garages wider than 3.5m must be set back a minimum of 10m from the primary street boundary, and must either: include a second storey that sits above the garage, or feature an equal or greater width of ground floor house frontage in the same plane or forward of the garage
5.2.3	Street Surveillance			
C3.1	Visible Entry		✓	
C3.2	Major Opening Facing Street	✓		Dwellings must provide passive surveillance to the primary street, secondary street and community garden where indicated on the LDP.
C3.3	Major Opening Facing Driveway		✓	
5.2.4	Street Walls and Fences			
C4	Front Fences	✓		Fencing within the primary street setback to be a maximum height of 1.2m.
5.2.5	Sight Lines			
C5	Sight Lines		✓	
5.2.6	Appearance of Retained Dwelling			
C6	External Upgrades to Retained Dwelling		✓	
5.3.1	Outdoor Living Areas			
C1.1	Minimum Area and Dimensions		✓	
C1.1	Location		✓	
C1.1	Accessibility from Habitable Room		✓	
C1.1	Extent of Permanent Roof Cover		✓	Any covered outdoor living area directly north of the dwelling must be designed to accommodate optimal winter solar access to adjacent indoor living spaces.
5.3.2	Landscaping			
C2	No Car Parking in Street Setback			
C2	50% Max Hard Surface			
C2	Separate Wheelchair Access Pathway			
C2	Landscaping between every 6 bays			
C2	Lighting to Pathways, Communal Space			
C2	Bin Store Screened from View			
C2	Retention of 3m or larger trees			
C2	Sight Lines for Peds / Vehicles			
C2	Surveillance of Communal Open Space			
C2	Clothes Drying Screened from View			
C2	Unroofed Visitor Bays Screened from Street			
5.3.3	Parking			

C3.1	Minimum Onsite Parking		✓	
C3.2	Minimum Onsite Visitor Parking	✓		On-site visitor parking is not required - sufficient visitor parking is provided on-street.
C3.3	Minimum Onsite Multiple Dwelling Parking		✓	
5.3.4	Design of Parking Spaces			
C4.1-C4.3	Design of Parking Spaces		✓	
5.3.5	Vehicular Access			
C5.1	Street hierarchy - access to Parking		✓	
C5.2	Crossover width		✓	
C5.3	Location of driveways	✓		Crossovers to be constructed in the locations shown on the LDP.
C5.4	Criteria for two way access		✓	
C5.5	Design standards - two way access		✓	
C5.6	Driveway width - existing dwelling		✓	
C5.7	Communal street width - 20+ units		✓	
5.3.6	Pedestrian Access			
C6.1	Footpath requirement for 10+ units			
C6.2	Pedestrian safety - communal street			
C6.3	Communal street proximity to major openings			
C6.4	Multiple dwelling stair access			
C6.5	Pedestrian paths per 5.3.2 C2ii			
5.3.7	Site Works			
C7.1	Limitations on earthworks in front setback		✓	
C7.2	Limitations on earthworks behind front setback	✓		To reduce flooding risk and damage, building finished floor levels will need to achieve the minimum levels nominated for the site on the LDP map.
C7.3	Location of earthworks behind front setback		✓	
5.3.8	Retaining Walls			
C8	Setbacks of retaining walls larger than 0.5m		✓	
5.3.9	Stormwater Management			
C9	Retention of stormwater on site			
5.4.1	Visual Privacy			
C1.1	Setback distances from different habitable spaces	✓		bedrooms / studies - 4m, other habitable rooms - 5m, unenclosed outdoor habitable spaces - 7.5m
C1.2	Design criteria for screening devices		✓	
5.4.2	Solar Access			
C2.1	Overshadowing % Allowed		✓	
C2.2	Calculating Overshadowing on Shared Boundaries		✓	
5.4.3	Outbuildings			
C3	Development Criteria	✓		Outbuildings may not be constructed within the primary or secondary street setback areas, and must maintain a 1m setback from other boundaries. Outbuildings limited in size to 100m2.
5.4.4	External Fixtures			
C4.1	Solar Collector location		✓	
C4.2	TV aerials location		✓	
C4.3	Other External Fixtures location	✓		Rainwater tanks must maintain a 0.5m setback from any boundary. A rainwater tank placed north of a dwelling must maintain a 2.0m minimum setback from the edge of the dwelling to ensure
C4.4	Antennas, satellite dishes location		✓	
C4.5	Stores for Grouped Dwellings		✓	
C4.6	Communal pick up area for bins			
C4.7	Clothes drying Screened from View		✓	
5.5.1	Ancillary Dwellings			
C1	Development Criteria		✓	
5.5.2	Aged / Dependent Persons Dwellings			
C2.1	Development Criteria		✓	
C2.2	Accessibility for Ground Floor Units		✓	
C2.3	Internal Design Criteria		✓	
C2.4	Resident Qualification Criteria		✓	
5.5.3	Single Bedroom Dwellings			
C3	Development Criteria		✓	
Additional LDP Provisions				
		✓		Minimum eave setback is 0.5m to any boundary.
		✓		Side fencing in certain sensitive locations (indicated as '50% visually permeable fencing' on the adjacent plan) to be a maximum height of 1.8m, with either: 50% visual permeability above 1.5m along its entire length, or maximum of 1.5m along 50% of its length
		✓		Fencing of up to 1.5m in height may be placed parallel to the primary street or rear frontages if set back at least 6.0m from the boundary.
		✓		The use of zincalume is permitted for roofs and rainwater tanks.
		✓		Sufficient rainwater tank storage and roof area must be provided based on intended occupancy to comply with the Witchcliffe Ecovillage Residential Water Management Plan. At a minimum, plans must show sufficient space for 37,500 litres of rainwater storage and 100m2 of roof catchment.
		✓		6kW min (13.2kW max) of solar panels and 5kW (10kW max) inverter to be provided for each lot (indicate number of panels, kW per panel, and panel locations on roof plan, inverter size and location on site plan)
		✓		All lots nominated for bushfire management on the LDP plan must adhere to the requirements in the WEV Bushfire Management Plan.