UNDER THE HOUSEBUILDER DESIGN GUIDE SPD, PRINCIPLE 6 STATES THAT RESIDENTIAL LAYOUTS MUST ENSURE ADEQUATE PRIVACY AND MAINTAIN HIGH STANDARDS OF RESIDENTIAL AMENITY, TO AVOID NEGATIVE IMPACTS ON LIGHT, OUTLOOK AND TO AVOID OVERLOOKING

7.19 For two storey houses typical minimum separation distances are advised:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

2021 NORTHERN DESIGN AWARDS FINALIST

2022 Best of Houzz Service

BUILD 2021 Home Builder Awards

BUILD Architecture Awards 2019

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NOTES

STATUS: PLANNING DRAWING

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