



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.

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PLANNING DRAWING

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ARCHITECTURAL PRACTICE

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