

1. AIM

Strive to achieve a high degree of sustainability through energy conscious site design, building design and materials choice;

2. POLICY

- a) A new building form that contributes both to the traditional pattern of the streetscape and incorporates good passive solar principles is the most desirable form of development;
- b) New housing and alterations should take into account orientation, layout, shading, building materials, insulation levels, window size and location, planting, heating, cooling and ventilation;
- c) Where possible, dwellings should be sited to gain maximum benefit from the climate by:
 - locating doors and windows to take advantage of cooling summer breezes from the south and south-west;
 - protecting west and east-facing windows and walls from direct summer sun;
 - providing wide eaves, verandahs, and appropriate planting; and
 - orientating internal and external living spaces to the north.
- d) New development should not deny solar access to neighbours' primary outdoor living areas.
- e) Developers should limit the extent of paved areas, which if overdone can lead to problems of excessive glare and heat reflection.
- f) Permeable ground treatments (e.g. to driveways) should be used wherever possible to minimise rainwater runoff to the street.

Also refer to the R-Codes, Volume 4 Apartments, which may prevail over requirements in this policy