LOCAL PLANNING POLICY 36  CLIMATE CONTROL (ENERGY EFFICIENCY)

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.