

Assessment Criteria – Which Policy To Use

The key documents for assessing development applications are as follows:

- [Brookman and Moir Design Guidelines](#) (to be replaced by the [Draft Policy](#))
- The City's [Built Form Policy](#)
- The [R Codes](#)
- [LPP 7.6.1 Development Guidelines for Heritage and Adjacent Properties](#)

Key Criteria	Policy Used			
	Draft LPP Brookman and Moir Heritage Area	Built Form Policy	R Codes	LPP 7.6.1 Development Guidelines for Heritage and Adjacent Properties
Demolition	Clause 1 – Demolition			A3.2 & A3.2
Conservation	Clause 2 – Conservation & Clause 6 Materials			A1.1 & A1.2, A2.4-A2.6
Street Setbacks	Clause 3 – Built Form – relates to second storey additions being viewed from the street.	Clause 5.1 Street Setback (Primary & Secondary) Use for Proximity to Wellman Street, Laneways and secondary streets (Forbes and Robinson)	Clause 5.1.2 Street Setbacks	
Lot Boundary Setbacks		Clause 5.2 Lot Boundary Setbacks	Clause 5.1.3 Lot Boundary setbacks Table 2A and Table 2B Used for how close walls can be to the boundary	A2.1 Building Scale, Bulk and Mass
Open Space			50% – see Table B R25 zoning	
Street Fences	Clause 4 – Front Fences	Clause 5.7 Street Walls & Fences	Clause 5.2.4 Street Fences & 5.2.5 Sightlines	
Building Height		2 storeys – Clause 5.3 Building Height	C5.1.6 Building Height	
Landscaping		5.9 Landscaping	Clause 5.3.2 Landscaping	
Overshadowing			Clause 5.4.2 Solar Access adjoining properties - 25% of the adjoining southern lot	
Visual Privacy			Clause 5.4.1 - See table	
Utility locations i.e. solar panels		Clause 5.10 External Fixtures, utilities and facilities	Clause 5.4.4 External Fixtures, utilities and facilities	Clause 6 Solar Panels to heritage Listed Buildings
Car parking location	Clause 5 – Carparking	5.4 Garages and Carports	Clause 5.2.1 (Garage and Carport Location)	
Appearance of new additions	Clause 3 – Built Form			A2.1 Building Scale, Bulk and Mass

Legend: Use Policy Use Design Principles in assessment