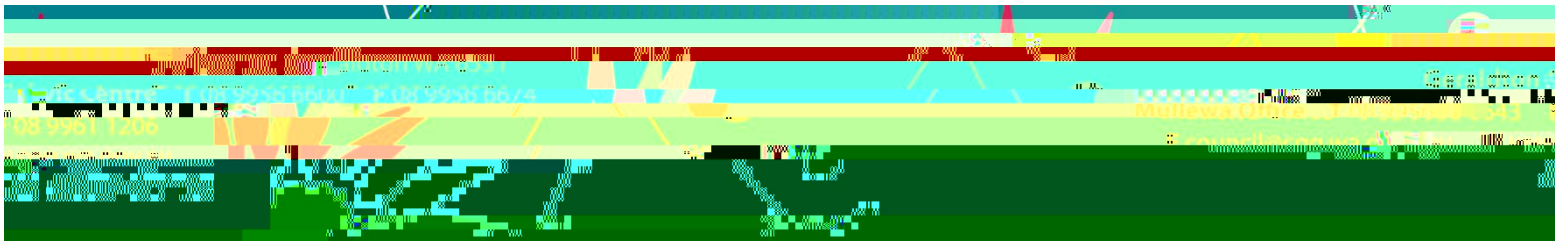




Towards Sustainable Residential Development

Local Planning Policy

town planning services



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- 4.1.2 It is intended that this policy may be used to justify variations to any other policy, design guidelines, local development plan and the like (with the exception of height and density requirements) and should be used in conjunction with the R-Codes.

An example would be where a residential development seeks a reduced front setback due to the space requirements needed for a rainwater tank or a reduced side setback is requested in order to achieve greater solar orientation.

4.2 Wind Energy Systems

Wind energy systems should

4.6 Energy Efficiency

Particular design features can be used to complement appropriate solar orientation of building(s) on a site. They can also be used to compensate for poor site orientation. The residential development should aim to have:

- a) A higher than minimum standard as set in the applicable building standards for the building envelope or show evidence that the design achieves, and will perform to, a higher standard than the minimum.
- b) Majority of glazed areas located on north facing walls with little or no glazing to east and west facing walls. South facing openings to allow for efficient cross ventilation. Alternatively design glazing to prevent solar and thermal heat gain.
- c) Extended eaves or other such features such as patios or pergolas located appropriately near north facing windows of habitable and living rooms to minimise excessive heat gain in summer months, without compromising beneficial solar heat gain in winter months.
- d) Materials of high thermal mass incorporated into the design, such as concrete slab on ground and masonry internal walls with well insulated ceilings (unless designed thermal mass construction is used), external walls to help stabilise internal temperatures in hot months and absorb and re-radiate heat in colder months.
- e) Other features such as verandahs, solar pergolas, adjustable shading devices, awnings and improved glazing. Reverse brick construction and tiled floors or polished concrete may also be used to optimise elements of passive solar design.
- f) Hot water systems that support the efficient use of natural resources and minimise consequent pollution such as greenhouse gas emissions.
- g) Natural light flow into living spaces, and energy efficient lights and fittings.
- h) Plenty of sunshine for outdoor clothes drying and multiple units should have outdoor drying areas available.
- i) TopI hab595.32 846/F1 11.0 nBT0.000008810 1 329.09 369.77 Tm0 g0 G[an]14(d)-111(m)-3(ul)6(t)-

5.0 DEFINITIONS

Wind energy system means equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

Small wind energy system means a wind energy system that is used to generate electricity and has a nameplate capacity of 2 kilowatts or less.

Solar energy system means a system which converts energy from the sun into useable electrical energy, heats water or produces hot air or a similar function through the use of solar collectors.

Total height means $W \cdot n_{BT} / F_{in} \cdot 2 \cdot \ln(1 + \frac{32(t-h_e)}{32200})$