

**DWELLING HOUSE (SMALL LOT) CODE**

**AO9.1**

Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that:

- (a) are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure g; or
- (b) where a window, have:
  - (i) sill heights of 1.5m above the floor level of that storey; or
  - (ii) are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or
  - (iii) have fixed external screens; or
  - (iv) where at the ground storey, fencing to a height of 1.5m above ground-storey floor level;
- (c) where a deck, balcony, terrace, or roof deck have fixed screening.

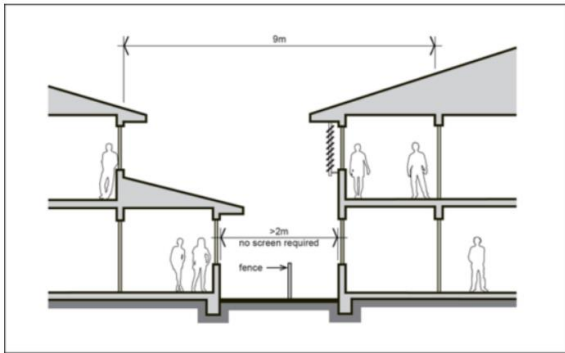


Figure f—At ground floor level, no screen is required where a minimum 2.0m setback from neighbouring window occurs. Above ground level, no screen is required where a minimum 9.0m setback from neighbouring window occurs.

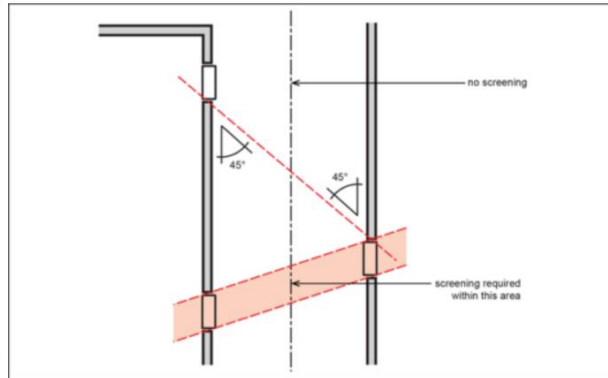


Figure g—Adequate screening will be provided unless separation between windows is achieved

**AO9.3**

Development incorporates screening devices that are:

- (a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure h and Figure i);
- (b) offset a minimum of 0.3m from the face of the wall around any window.

Note—Screening devices may be hinged to facilitate emergency egress only.

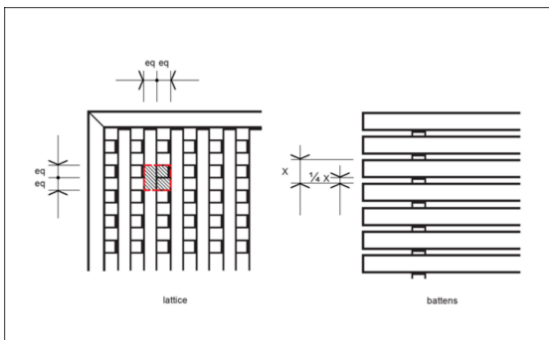


Figure h—Privacy screening

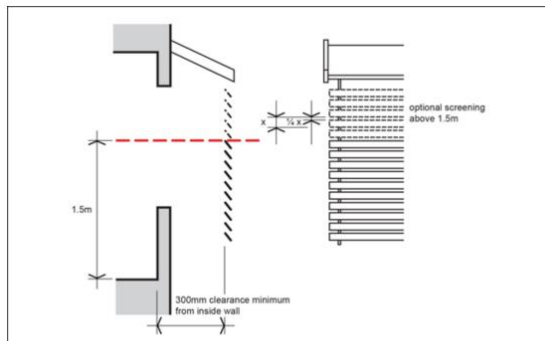


Figure i—Privacy screening requirements