

Project Details

Site Address	9 Wensley Road, Richmond	Property Area	0.1024 ha
Zone	Richmond Intensive Development Precinct	Minimum Density	5 dwellings
Design Option	OPTION 1	Proposed Density	8 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

Applicants wishing to use the checklist pathway must complete the checklist as part of their application, with the applicant nominating the matters it has satisfied and with supporting information as relevant included within the application documents.

The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	56	PASS
B. Effect of Development on the Neighbouring Properties	30	33	PASS
C. On-site Safety and Functionality	15	15	PASS

A. Neighbourhood Character and Amenity						
Aim: Creating High-Quality, Safe Streets						
Applicable to: Front Sites facing street boundary						
A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6	6	
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6	6	townhouses = 29% ea apartment = 21%
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.	0	

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.	3	townhouse living, apartment living and kitchen
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6	6	facing accessway
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3	3	
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)	0	
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3	3	6 trees
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3	0	n/a

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).	6	no garage fronting
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6	6	locate adjacent car parking within site
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).	0	NA
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3	2	apartments have roofed verandahs (balconies), townhouses do no
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3	3	
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)	3	design can be accessible

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main façade face to the outermost or innermost point of the adjoining façade surface.	3	0	
13	Street-facing façade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each façade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3	3	
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)	3	
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3	3	assume this can be shown
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					56	PASS

B. Effect of Development on the Neighbouring Properties

Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects

Applicable to: All Sites in Development

B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	6	apartment building length =~ 48% bdy length

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	n/a
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs hip towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface planes help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main façade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	3	
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	0	

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	townhouses at GL, apartments at all levels facing into the site.
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	3	primary views are to the street or onto the site min 6m space
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	sills at 1.1m
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				33	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	6	space adjacent to car parks for these
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m ² with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	0	GF apartment unit could be designed as accessible
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	0	
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	will cross over parking areas
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	0	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				15	PASS

Project Details

Site Address	9 Wensley Road, Richmond	Property Area	0.1024 ha
Zone	Richmond Intensive Development Precinct	Minimum Density	5 dwellings
Design Option	OPTION 2	Proposed Density	7 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

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The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	51	PASS
B. Effect of Development on the Neighbouring Properties	30	27	PASS
C. On-site Safety and Functionality	15	15	PASS

A. Neighbourhood Character and Amenity

Aim: Creating High-Quality, Safe Streets

Applicable to: Front Sites facing street boundary

A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6	6	
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6	6	townhouses = 29% ea
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.	0	

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.	3	townhouse living
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6	6	facing accessway
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3	3	
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)	0	
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3	3	6 trees
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3	3	no garage fronting, 3 parking spaces in front yard behind landscaping

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).	0	
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6	6	locate adjacent car parking within site and in garages
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).	0	NA
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3	0	
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3	3	can be elevated
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)	3	site design can be accessible

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	<i>Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.</i>	<i>*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.</i>	3	0	walls do not step
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3	3	
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	<i>*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.</i>	3 score can be added to 13. (i) & (ii)	3	
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	<i>Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.</i>	<i>Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.</i>	3	3	assume this can be shown
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					51	PASS

B. Effect of Development on the Neighbouring Properties

Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects

Applicable to: All Sites in Development

B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	<i>Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	n/a
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs fall towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface places help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main façade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	roof height and wall cladding change
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	3	two
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	0	

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	front townhouses at GL, rear townhouses at first floor facing into the site.
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	sills facing resi bdys can be set to 1.2m.
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				27	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	6	space adjacent to car parks and in garages for these
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m2 with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	0	
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	0	
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	will cross over parking areas
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	0	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	3	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				15	PASS

Project Details

Site Address	3 Alfred Sheat Street, Richmond	Property Area	0.0685 ha
Zone	Richmond Medium Density Residential	Minimum Density	3 dwellings
Design Option	-	Proposed Density	5 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

Applicants wishing to use the checklist pathway must complete the checklist as part of their application, with the applicant nominating the matters it has satisfied and with supporting information as relevant included within the application documents.

The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	42	PASS
B. Effect of Development on the Neighbouring Properties	30	30	PASS
C. On-site Safety and Functionality	15	15	PASS

A. Neighbourhood Character and Amenity						
Aim: Creating High-Quality, Safe Streets						
Applicable to: Front Sites facing street boundary						
A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6	6	
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6	6	townhouses = 31% ea
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.	3	townhouses = 31% ea

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.	3	living room
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6	0	
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3	0	less than 50% available for planting
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)	0	
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3	3	
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3	0	NA

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).	6	no garage fronting
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6	0	washing lines within front yard
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).	0	NA
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3	0	
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3	3	
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)	3	site design can be accessible

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.	3	0	
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3	3	
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)	3	
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3	3	
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					42	PASS

B. Effect of Development on the Neighbouring Properties

Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects

Applicable to: All Sites in Development

B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	0	NA

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	total building length more than 60% boundary length
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs hip towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 1 tree can be included per boundary
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface planes help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	roof forms less than 10m length
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	3	
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	3	

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	NA
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	upper level sills can be set to 1.2m. GL sills not relevant if facing fences??
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				30	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	0	washing lines occupy outdoor living space
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m ² with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	0	NA
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	0	NA
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	seperate pedestrian accessway provided
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	3	
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	3	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				15	PASS

Project Details

Site Address	6 Edward Street, Richmond	Property Area	0.1024 ha
Zone	Richmond Medium Density Residential	Minimum Density	4 dwellings
Design Option	OPTION 1	Proposed Density	6 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

Applicants wishing to use the checklist pathway must complete the checklist as part of their application, with the applicant nominating the matters it has satisfied and with supporting information as relevant included within the application documents.

The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	NA	REAR SITE
B. Effect of Development on the Neighbouring Properties	30	30	PASS
C. On-site Safety and Functionality	15	18	PASS

A. Neighbourhood Character and Amenity

Aim: Creating High-Quality, Safe Streets

Applicable to: Front Sites facing street boundary

A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6		
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6		
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.		

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.		
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6		
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3		
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)		
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3		
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3		

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).		
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6		
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).		
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3		
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3		
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)		

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.	3		
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3		
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)		
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3		
	MINIMUM REQUIRED SCORE TO PASS			40		
	Score obtained				NA	REAR SITE

B. Effect of Development on the Neighbouring Properties						
Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects						
Applicable to: All Sites in Development						
B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	0	NA

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	6	total building length less than 60% boundary length
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs hip towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface planes help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main façade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	0	
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	0	

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	NA
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	upper level sills can be set to 1.2m. GL sills not relevant if facing fences??
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				30	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	0	washing lines occupy outdoor living space
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m2 with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	3	single storey unit can be designed as accessible
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	6	2 of 6 units can be designed as accessible
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	surface treatment to be varied on main carriageway
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	share main carriageway
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	0	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				18	PASS

Project Details

Site Address	6 Edward Street, Richmond	Property Area	0.1024 ha
Zone	Richmond Medium Density Residential	Minimum Density	4 dwellings
Design Option	OPTION 2	Proposed Density	8 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

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The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	NA	REAR SITE
B. Effect of Development on the Neighbouring Properties	30	30	PASS
C. On-site Safety and Functionality	15	18	PASS

A. Neighbourhood Character and Amenity						
Aim: Creating High-Quality, Safe Streets						
Applicable to: Front Sites facing street boundary						
A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6		
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6		
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.		

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.		
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6		
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3		
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)		
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3		
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3		

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).		
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6		
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).		
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3		
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3		
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)		

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.	3		
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3		
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)		
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3		
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					NA	REAR SITE

B. Effect of Development on the Neighbouring Properties						
Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects						
Applicable to: All Sites in Development						
B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	0	NA

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	total building length more than 60% boundary length
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs hip towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface planes help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	roof gables / hips
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	3	buildings can be individually coloured
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	3	shrouds to windows

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	upper level sills can be set to 1.2m. GL sills not relevant if facing fences??
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				30	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or servicere lated items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	6	washing lines and sotorage moved to side/rear service yards
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m2 with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	0	difficult with 2 storey dwellings
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	0	
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	surface treatment to be varied on main carriageway
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	share main carriageway
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	3	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				18	PASS

Project Details

Site Address	11 Herbert Street, Richmond	Property Area	0.1044 ha
Zone	Richmond Intensive Development Precinct	Minimum Density	5 dwellings
Design Option	OPTION 1	Proposed Density	5 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

Applicants wishing to use the checklist pathway must complete the checklist as part of their application, with the applicant nominating the matters it has satisfied and with supporting information as relevant included within the application documents.

The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	54	PASS
B. Effect of Development on the Neighbouring Properties	30	30	PASS
C. On-site Safety and Functionality	15	18	PASS

A. Neighbourhood Character and Amenity						
Aim: Creating High-Quality, Safe Streets						
Applicable to: Front Sites facing street boundary						
A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6	0	single storey
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6	6	
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.	0	

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.	3	kitchen and living
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6	6	doors face accessway
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3	3	
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)	3	assume all front yard can be planted
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3	3	space for 3 trees
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3	0	NA

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).	6	parking at rear, no garage fronting
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6	6	located side yards
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).		NA
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3	3	balconies are 2.4 x 3.8m
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3	3	
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)	3	design can be accessible

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.	3	3	
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3	3	
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)	0	
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3	3	assume this can be shown
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					54	PASS

B. Effect of Development on the Neighbouring Properties

Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects

Applicable to: All Sites in Development

B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	0	NA

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	6	
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface places help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	0	
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	0	

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	all ground level facing side/rear boundaries
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	upper level sills can be set to 1.2m. GL sills not relevant if facing fences??
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				30	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	0	
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m ² with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	can be provided

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	3	single level unit can be designed as accessible
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	6	2 of 5 ground floor units can be designed as accessible
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	0	
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	will cross over parking areas
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	3	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				18	PASS

Project Details

Site Address	11 Herbert Street, Richmond	Property Area	0.1044 ha
Zone	Richmond Intensive Development Precinct	Minimum Density	5 dwellings
Design Option	OPTION 2	Proposed Density	7 dwellings
Date			

Schedule 17.1AA: Medium Density Residential Design Matrix

This checklist is a set of 'Acceptable Outcomes' that are optional for Applicants to incorporate but which, if a sufficient number are included within an application, require the Council to grant consent based on relevant urban design considerations having been met.

Applicants wishing to use the checklist pathway must complete the checklist as part of their application, with the applicant nominating the matters it has satisfied and with supporting information as relevant included within the application documents.

The Council will review this and award points (on a pass / fail basis only).

The checklist pathway removes uncertainty regarding urban design outcomes, as well as recognising positive outcomes on sites.

Result Summary	min	score	
A. Neighbourhood Character and Amenity	40	51	PASS
B. Effect of Development on the Neighbouring Properties	30	30	PASS
C. On-site Safety and Functionality	15	18	PASS

A. Neighbourhood Character and Amenity						
Aim: Creating High-Quality, Safe Streets						
Applicable to: Front Sites facing street boundary						
A	Acceptable Outcome	Rationale	Guidance	Score Available (max 69)	Score Nominated (Applicant)	comment
1	Buildings at the front of the Site are: (i) at least 2-storeys (ii) orientated to face the street; and (iii) visually engage with and overlook the street.	2-storey buildings facing and engaging with the street increases passive surveillance and creates a more positive streetscape environment.		6	6	2 storey
2	At least 20% of the front facade* is glazed by windows serving habitable rooms*. (Refer to Diagram A.2.)	Glazing adds visual interest as well as opportunities for passive surveillance over the street.	*Front facade area is calculated by excluding any portion of the streetfacing elevation above 2.4 metres from floor level - to ensure gable roof forms are not disadvantaged compared with hipped roofs. *Habitable rooms do not include bathrooms, garages, laundries and internal corridors.	6	6	townhouses = 29% ea
3	At least 30% of the front facade* is glazed by windows serving habitable rooms.	As above.	As above.	3 score can be added to 2.	0	

4	One of the habitable rooms* facing the street (in relation to 2. or 3.) is a kitchen or living room	<i>Kitchens and living rooms tend to be the 'most occupied' during the day and therefore maximise passive surveillance benefits.</i>		3 Score can be added to 2., and where applicable to 3.	3	living rooms
5	All dwellings have a front door* facing and directly accessible to the street or to the accessway.	<i>A front door that is visible and accessible from the street provides a clear sense of address for a dwelling and signals that the home has a direct connection to the public realm. This enhances passive surveillance and contributes to a greater sense of safety.</i>	<i>*Front doors must be standalone. Sliding doors onto decks are not considered front doors.</i>	6	6	doors face accessway
6	Front yard* area is landscaped with plants reaching a minimum height of 800mm at maturity, covering: (i) at least 80% of the area.	<i>Front yard planting improves streetscape quality, softens the impact of higher density development and enhances neighbourhood character.</i>	<i>*Front yard area is the space between dwelling street-facing facade and legal road boundary and pedestrian paths and vehicle access are excluded from the area calculation.</i>	3	0	less than 80% available for planting
	(ii) 100% of the area	<i>As above.</i>		3 Score can be added to 6.(i)	0	
7	Suitable specimen tree(s)* with ongoing legal protection* are provided on-site along the street frontage at intervals no greater than 6 metres, by either: (i) Retaining existing trees over 6 metres in height; or (ii) Planting new suitable specimen species* with a minimum height of 2.5 metres at the time of planting.	<i>Specimen trees contribute and enhance neighbourhood character, provide shade and visual amenity, and mitigate visual bulk. Legal protection is provided to support long-lifecycle for the trees and ensure with adequate space free from competing uses to ensure their longterm health and growth.</i>	<i>*Suitable specimen trees are: - proportionate to the scale of the proposed building (taller buildings require taller trees) - deciduous to allow winter sunlight access. - selected and planted with the intent of achieving a lifespan exceeding 150 years. - planted within a minimum area of 1.5 m² and include root guards to support healthy root development. - located on the south side of buildings where practicable. *Legal Protection such as consent notice or private covenant with maintenance in perpetuity.</i>	3	3	space for 3 trees
8	Garaging and carparking do not dominate the streetscape due to: (i) Garaging and/or car parking occupies less than 50% of the streetfacing facade of dwellings that are 7m or wider. (Refer to Diagram A.8.)	<i>Limiting the proportion of garage and car parking in front of dwellings supports streetscape character and passive surveillance of the street.</i>		3	0	NA

	(ii) No garaging fronting - or no car parking within - the front yard.	<i>As above.</i>	<i>All car parking is provided along the side of a development or behind buildings as viewed from the street</i>	6 score <u>cannot</u> be added to 8.(i).	6	parking at rear, no garage fronting
9	Servicing, storage and utilities* do not impact the quality of the street due to: (i) not being located within the front yard.	<i>The area in front of dwellings contributes significantly to streetscape quality and a clear sense of address. The visual impact of bins, bicycles, washing lines, and service equipment should be minimised to avoid clutter and maintain neighbourhood amenity.</i>	<i>*Utilities refer to bins, bicycles, washing lines, or other storage or service-related items. Communal waste management measures might be appropriate in higher density developments to achieve this.</i>	6	6	
	(ii) Screening is provided when there is no viable alternative to locate utilities off street-frontages.	<i>As above.</i>	<i>Screening should fully conceal utilities from the street while allowing practical access for servicing through: Built screening using solid or slatted enclosures that match the dwelling's materials and colours. and/or Landscaping screening using dense hedging or planting providing yearround cover.</i>	3 score <u>cannot</u> be added to 9.(i).	0	NA
10	A roofed verandah, at least 1.8m deep and at least 3 metres in length, is provided.	<i>Verandahs encourage street-edge activity and social interaction for dwellings fronting the street. Verandahs create semi-private spaces that support outdoor living, connect residents with the street, and make better use of front garden areas.</i>		3	0	
11	Ground floor level of streetfacing dwellings is elevated above footpath level by: (i) at least 500mm	<i>Elevating the ground floor of dwellings fronting the street by at least 500 mm above footpath level allows residents to sit indoors, or on verandahs, with an eye-level above that of passers-by, fostering a comfortable sense of separation while maintaining visual connection with the street.</i>		3	3	
	(ii) at least 500mm and incorporates accessible design elements to enable universal access	<i>Universal design features such as ramps and graded paths ensure that all residents and visitors, regardless of mobility, can access dwellings safely and comfortably, supporting inclusivity and independence, whilst benefiting from an eye-level above that of passers-by.</i>		3 Score can be added to 11.(i)	3	site design can be accessible

12	Buildings incorporate at least 250mm change in: (i) façade surface depth* and (ii) roof height at intervals no greater than 9m along the building length, and where each variation extends at least 3m in length. (Refer Diagram A. 12.)	Architectural variation in roof forms and facades helps break up large building masses, reducing visual dominance and monotony. Changes in depth, roof form, and materials create shadow, texture, and visual interest, enhancing the character of the development and allowing individual dwellings to be clearly distinguished.	*façade surface depth refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.	3	3	
13	Street-facing facade achieves visual interest by incorporating: (i) At least two different cladding types or colours on each facade, with no more than 9m of continuous building length of a single cladding or colour; and (ii) clear visual distinction between individual dwellings across the site			3	3	
	(iii) minimum depth of 100mm for eaves, recesses, or projections (including window detailing) and (iv) use of complementary architectural detailing*	(iii) shadow lines and visual depth. (iv) reduction in visual bulk, creation of shadow and rhythm, and contribution to a cohesive and refined building appearance.	*complementary architectural detailing includes projections, breaks in surface, roof profiles, screens, louvres and fins.	3 score can be added to 13. (i) & (ii)	0	
14	Materials, colours, proportions, and building forms of the dwellings complement and respect the surrounding built environment.	Using materials, colours, proportions, and building forms that complement the surrounding built environment helps new dwellings integrate seamlessly with their context.	Application materials should include maps/photos showing how the proposal's materials, colours, proportions, and forms respond to the surrounding built form, with a brief explanation of how these cues informed the design.	3	3	
MINIMUM REQUIRED SCORE TO PASS				40		
Score obtained					51	PASS

B. Effect of Development on the Neighbouring Properties

Aim: Internalising Building Mass within the Site & Mitigating Visual Dominance effects

Applicable to: All Sites in Development

B	Acceptable Outcome	Rationale	Guidance	Score Available (max 39)	Score Nominated (Applicant)	comment
1	Total length of buildings (or parts of buildings) 8m or higher and located within 9m of a side or rear boundary, does not exceed 50% of the length of that boundary. (Refer Diagram B.1)	Managing building height and length reduces visual dominance and encourages internalising building mass to maintain openness for neighbouring sites. Setbacks and variations in longer buildings help preserve light, outlook, and a sense of spaciousness for neighbours.	Only applies to those parts of buildings that are 8m or taller. Primarily applies to 3-storey buildings.	6 Only 1. or 2. can be added to score	0	building length more than 50% of rear boundary

2	Total length of any building over 5 metres in height and located within 5 metres of an adjoining residentialized side or rear boundary does not exceed 60% of the length of that boundary.	<i>Building length, together with height, strongly influences building intensity and visual dominance. Intention is to internalise building mass within the site, encourage two-storey development, and ensure longer buildings incorporate setbacks and variations to maintain light, outlook, and a sense of spaciousness for neighbours.</i>	<i>Only applies to those parts of the building that are 5m or taller. Applies mostly to 2-storey buildings.</i>	6 Only 1. or 2. can be added to score	0	
3	Where a building extends more than 10 metres along a side or rear boundary, the roof pitch, height, and fall orientation should be designed to maintain the lowest practical height within 6m of the neighbouring site.	<i>High-pitch, high-volume roofs near boundaries can cause unnecessary shadowing and visual dominance. Thoughtful roof design can mitigate these effects by: - Reducing visual impact on neighbouring properties; - Minimising loss of sunlight and daylight to adjoining sites; and Softening the effects of longer building forms.</i>		3	3	roofs fall towards boundaries
4	At least 1x deciduous specimen tree per internal site boundary is provided as follows: (i) within 3m of the boundary (ii) at least 3m in height at planting (iii) with a maximum mature canopy width of 3m. (Refer Diagram B.4)	<i>Trees of mature, maintainable height can provide mitigation of neighbouring development and provide privacy and amenity.</i>	<i>Each boundary is to be considered individually, with [3] points available per boundary. Tree species should be selected and positioned to support longterm healthy growth, including adequate drainage; avoid restricting sunlight access; and aim to contain leaf litter within the site.</i>	3 max. 9 points available	9	expect 3 trees can be included
5	Building roof forms and facades incorporate at least one of the following design elements at intervals of no more than every 10 metres of building length, each extending for a minimum of 3 metres: (i) façade surface setbacks of at least 250mm; (ii) A roof height variation of at least 400mm and/or (iii) a change in cladding material or surface finish.	<i>Regular variations in surface planes help mitigate visual impact of long, continuous building forms and surface planes that can appear out of place in a residential environment.</i>	<i>*façade surface setback refers to the horizontal projection or recess of an exterior wall plane measured from the main facade face to the outermost or innermost point of the adjoining façade surface.</i>	3	3	
6	Side and rear facades incorporate architectural variation and detailing as follows: (i) at least two different cladding materials or colours per facade; and (ii) any single cladding type or colour is no more than a maximum of 10m of building length.	<i>Cladding variation on the building's facades helps create visual interest and reduce the perceived bulk of development.</i>		3	3	
	(iii) eaves or window reveals have a minimum depth of 200mm. and (iv) architectural elements such as screens, louvres, or fins cover at least 10% of each facade.	<i>Recesses and projections in the building's form and facade help create visual interest and reduce the perceived bulk of development.</i>		3 Can be added to 3. (i) & 3 (ii)	3	window shrouds and other architectural features added to all walls facing side and rear boundaries.

7	Principal area of outdoor living spaces associated with each dwelling are located: (i) at the ground level (if facing an adjoining residentialized side or rear boundary) and/or (ii) on the ground level or first floor (if facing a street or accessway)	Visual and acoustic privacy and enjoyment of a property is important. Outdoor living spaces can be a principal generator of nuisance effects for neighbours especially in terms of noise and privacy / overlooking effects. Ground level outdoor spaces are preferable and should be provided wherever possible, utilising fencing and landscaping to contain effects between sites.		6	6	ground level areas face side boundaries, first floor balconies face accessway
8	Habitable room* windows on the second floor or above are designed and positioned to minimise overlooking of adjoining sites by: (i) Orientating primary* windows towards the street or an onsite open space with a minimum depth of 6m.	Visual privacy depends on both the placement and number of windows overlooking neighbouring properties, as well as the overall level of overlooking from multiple dwellings. Designing to protect privacy ensures neighbours can enjoy their homes without feeling exposed or needing to keep curtains closed during the day. This is especially important where windows are located more than 2 metres above natural ground level and within 5 metres of a side or rear boundary.	*Primary windows provide a room's main source of natural light, ventilation, and outlook. Where possible, position primary windows to face open spaces within the site, or towards adjoining streets or public areas rather than neighbouring properties. Where windows face a neighbour, minimise their size and incorporate privacy measures to reduce overlooking and maintain amenity.	3	0	
	(ii) High-sill windows (sill at least 1.2m above the floor level) and no full-height (floor-to-ceiling type) windows are orientated to face a residentialized adjoining site.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	3	upper level sills can be set to 1.2m. GL sills not relevant if facing fences??
	(iii) Privacy screens or louvres are incorporated for windows less than 1.2m sill height above the floor level.	As above		3 Only one of (ii), (iii) or (iv) may attain a score.	0	
	(iv) Clerestory windows* are incorporated.	As above		6 Only one of (ii), (iii) or (iv) may attain a score.	0	
	MINIMUM REQUIRED SCORE TO PASS			30		
	Score obtained				30	PASS

C. On-site Safety and Functionality						
Aim: Functionality, Safety and Amenity within the development site						
Applicable to: All Sites						
C	Acceptable Outcome	Rationale	Guidance	Score Available	Score Nominated (Applicant)	comment
1	Outdoor living spaces for each individual dwelling are at least 20% larger (by area) than the minimum standard* per dwelling.	Outdoor living spaces perform a wide variety of uses and can often come under pressure for use by different household members including with various types of furniture that often becomes permanent (i.e., tables and chairs or a BBQ). Enhancing outdoor living area by providing more than the minimum space can add substantial amenity value for residents.	*Minimum standard is as specified in rule 17.1A.3.2 Any additional space provided cannot be used for the purpose of storing utilities or service items detailed in (2)	6	0	
2	Storage space for bins, bicycles, washing lines, and other storage or service related items provided so that they do not occupy the identified outdoor living space.	The recreational value of outdoor living spaces can be diminished when used for storing utility items, which not only occupy space but may also create nuisances such as odour or visual clutter.	Side yards or additional outdoor areas located next to the identified outdoor living space (including both the minimum required area and any additional area used to achieve points under 1.) may be suitable locations for service or storage spaces, provided they do not compromise the usability or amenity of the identified outdoor living area.	6	6	outdoor living space sized to allow for washing lines over and above minimum required area
3	For developments with greater than 10+ dwellings, at least one communal open space is incorporated that: (i) is at least 50m ² with a contiguous shape and minimum dimension of 4m (ii) receives at least 3 hours of continuous sunlight and 4 hours of total sunlight during sunlight hours as measured on the winter solstice and (iii) is visible and overlooked at least 50% of the dwellings.	Communal spaces can protect existing mature trees or site features while providing shared areas for recreation and social interaction that individual outdoor spaces cannot accommodate. Communal space may not be necessary for developments of fewer than 10 dwellings where private outdoor spaces meet or exceed required standards (refer 1.).s		3	0	NA
4	On-site lighting that: (i) complements the building's architectural features and (ii) avoids light spill, glare or sky glow.	On multi-unit sites, the ability of residents and visitors to safely access sites and dwellings is very important. Lighting should complement the visual quality of the buildings and be of a type that does not create nuisance effects for neighbours or temporarily dazzle or blind people within the site itself.	On-site lighting to achieve outcome includes wall-washers or downlights, or bulbs otherwise enclosed in an opaque shield.	3	3	

5	At least one dwelling is 'fully accessible' (refer Design Guidance for definition).	<i>The provision of accessible dwellings has historically fallen short of meeting the needs of the community, including people with temporary or long-term mobility challenges or other medical conditions.</i>	<i>'Fully accessible' - complies with NZS 4121:2001 including access to an accessible carpark.</i>	3	0	
6	At least 30% of the dwellings are 'fully accessible' for developments of 4 or more dwellings.	<i>In addition to #5 above,</i>	<i>'Fully accessible' complies with NZS 4121:2001 including access to an accessible carpark for developments. e.g. 4 units = 2 must be accessible</i>	6 <i>Can be added to the score from 5.</i>	0	
7	Accessways provide safe and attractive pedestrian paths for residents and visitors that are: (i) clearly visible and identifiable (ii) varied in surfaces, materials, or textures (iii) at least 800mm wide (iv) provide a continuous access from the street to all dwellings.	<i>In intensified developments, site dimensions often limit the ability to provide public streets, making accessways an efficient alternative. Accessways should function as low-speed environments that are visually engaging and pedestrian-friendly and offer more than just vehicle access for residents and neighbours.</i>		3	3	
	(v) free from overlap with any vehicle carriageway or parking space;			3 <i>Score can be added to 7. (i)- (iv)</i>	0	will cross over parking areas to rear units
	(vi) separated from dwelling façades by a minimum 300mm landscaped strip.	<i>To soften and enhance the space</i>		3 <i>Score can be added to 7. (v)</i>	3	
8	Rear dwellings have front doors that: (i) face the accessway and are clearly visible to pedestrians; and (ii) include at least 20% glazing to habitable rooms on the accessway-facing façade.	<i>Well-oriented front doors give rear dwellings a clear sense of address and improve safety. Glazing to accessway-facing rooms enhances visibility and passive surveillance.</i>	<i>Front doors of street-frontage sites should face the street, rather than the accessway.</i>	3	3	
	MINIMUM REQUIRED SCORE TO PASS for FRONT SITE AND ONLY FRONT DWELLINGS:	<i>This applies to existing front sites where all dwellings proposed directly front the street and are accessed from the street by members of the public or visitors (i.e. Where the front door is)</i>		9		
	MINIMUM REQUIRED SCORE TO PASS ALL OTHER DEVELOPMENTS:	<i>This applies to all other developments including front sites that include front dwellings but also dwellings behind those that do not front the street and instead front an onsite accessway, and all developments on rear sites.</i>		15		
	Score obtained				18	PASS