



**Moreland**  
City Council

# Incorporated Plan

**Sheppard Street & Norris Street,  
Coburg North**

**2021**



## The Land

The Sheppard and Norris Street Incorporated Plan applies to land at 3-5, 4, 6, 7, 8, 10 and 16-20 Sheppard Street, 2-4 and 6 Norris Street, part of 39A Shorts Road, and the former right of way abutting the western boundary of 11 Norris Street, Coburg North (the Land).

The Land, as depicted on Map 1, forms the southern sections of Sheppard Street and Norris Street, Coburg North. It extends eastward to border the Upfield Rail Corridor and westward to Hosken Reserve.



Map 1: The land to which this Incorporated Plan applies

The Land is also known as Precinct 16 to the Moreland Industrial Land Strategy 2015-2030, which identifies it for transition from industrial to residential development. Remaining properties in Sheppard Street and Norris Street, as well as the majority of those in Shorts Road are residential in nature, whilst land to the south is located within the Industrial 1 Zone.

Public access to Hosken Reserve has traditionally been provided over one of the allotments, which is owned by Council. Car parking and access to the Reserve occupies privately owned land, whilst some Sheppard Street properties and the Australian International Academy (a secondary school) at 56 Bakers Road also informally utilise Council owned land for significant secondary vehicular access. It is noted however that the Council owned land connecting Sheppard Street and the Reserve is not formally a road and the nature of this access may alter over time.

## How to read this document

The Sheppard Street and Norris Street Coburg North Incorporated Plan (the Plan) provides built form and layout guidance for the Land as required by Schedule 5 to the Incorporated Plan Overlay of the Moreland Planning Scheme. Planning applications will be assessed for compliance with the Plan as well as relevant clauses of the Scheme, with an application which is generally in accordance with the Plan being exempt from the need for public notification.

The Plan includes Objectives, a Statement of Preferred Neighbourhood Character, and requirements that either 'must' or 'should' be complied with. Whilst a permit may be granted to vary a 'should' requirement, such an application is not generally in accordance with the plan and is therefore not exempt from public notification. The 'must' requirements are mandatory, and cannot be varied with a permit.

In a number of instances decision guidelines are provided to aid the assessment of proposals which include an alternative design response. Assessment will also have regard to the objectives of this Plan and relevant provisions of the Moreland Planning Scheme.

## Precincts

The Plan divides the Land into five precincts with a range of interfaces, as depicted on Map 2.



Map 2: Precinct and Interface Plan



## Building Height

This Plan includes maximum building heights for Precincts 2, 3 and 4. In determining and applying the specified maximum building heights throughout the Plan:

- A basement is not a storey for the purposes of calculating the number of storeys contained in a building.
- Building height does not include architectural features and service equipment including plant rooms, lift overruns, structures associated with outdoor open space areas and other such equipment provided that the following criteria are met:
  - No more than 50% of the roof area is occupied by the equipment (other than solar panels);
  - The equipment is located in a position on the roof so as to minimise additional overshadowing on neighbouring properties and public spaces;
  - The equipment does not extend higher than 3.6 metres above the maximum building height; and
  - The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority.
- A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.
- If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the building height is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

# Objectives

The objectives of the Plan are to:

## **Use, Buildings and Works, and Subdivision**

- Facilitate the provision of residential development on the Land including a range of dwelling typologies and building heights;
- Achieve a mix of dwellings, including affordable dwellings, on the Land;
- Provide increased building heights and residential densities in the south-western corner of the Land and lower heights elsewhere;
- Increase dwelling yield by encouraging the consolidation of land prior to development; and
- Allow limited non-residential land uses that deliver a net community benefit within the Mixed Use Zone.

## **Design and Appearance**

- Outline key aspects of the preferred neighbourhood character for the precinct;
- Encourage a high level of passive surveillance of Hosken Reserve and quality landscape design to integrate into the parkland context;
- Provide trees and other vegetation to contribute to a new neighbourhood character, soften the interface of buildings with the street and with Hosken Reserve and to reduce the urban heat island effect.

## **Infrastructure and Facilities**

- Facilitate safe access to the land for service and emergency vehicles;
- Improve access to Hosken Reserve from the east for pedestrians and cyclists;
- Identify where the provision of a land, rather than purely financial, contribution to public open space may be appropriate; and
- Create a welcoming and landscaped public realm.

## Statement of Preferred Neighbourhood Character

Redevelopment of the Sheppard Street and Norris Street Coburg North industrial precinct will create a new, predominantly residential, neighbourhood character which will include:

- A higher dwelling density and site coverage than surrounding residential development;
- Development of up to five storeys in the south western corner of the land, transitioning to three storeys for land in the General Residential Zone, as shown on Map 3;
- Integration of generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation;
- Active facades to public and communal spaces, including opportunities for direct access to ground floor dwellings from the public realm;
- A softening of the visual bulk of development through building articulation, fine grain materials such as brick or timber cladding, and landscaping;
- Articulation, including breaks between buildings, to avoid continuous built form as experienced from the public realm;
- Low front fences;
- The inclusion of low or visually permeable fencing to Hosken Reserve; and
- Measures to ensure that vehicle parking areas are not dominant within the street scene.

Where non-residential uses are provided these will be part of a predominantly residential mixed-use development; located on the ground floor; and sited and designed to facilitate interaction with the surrounding area and surveillance of the public realm.



Map 3: Maximum building heights by precinct

## Requirements for Use Applications

The Use tables contained in the Zone applying to the land provide details of the uses which do not require a permit (Section 1), those that require a permit (Section 2), and those that are prohibited (Section 3). The following requirements apply to planning permit applications which seek approval for Section 2 uses within the Mixed-Use Zone.

The provisions of Table 1 will be applied to determine whether a permit application for a proposed use is generally in accordance with this Plan. The table does not apply to applications which fall within Section 1, such as an application which includes up to 250m<sup>2</sup> of office and/or 150m<sup>2</sup> of Food and Drink Premises.

Table 1: Section 2 uses consistent with this plan

Use	Requirements
Car Park	Must be located adjacent to the western boundary of Precinct 3. Must be used in conjunction with the use of 39A Shorts Road (Hosken Reserve) as a Minor Sports and Recreation Facility.
Office (where the condition in Section 1 is not met)	Must be located on the ground floor of the building. The leasable floor area, combined with the leasable floor area of any uses other than Dwelling, Informal Outdoor Recreation, Residential Village and Retirement Village, must not exceed 15% of the ground floor level of the building.
Informal Outdoor Recreation	The use is generally in accordance with the Incorporated Plan.
Residential Village	The use is generally in accordance with the Incorporated Plan.
Retail Premises (where the condition in Section 1 is not met)	Must be located on the ground floor of the building. The leasable floor area, combined with the leasable floor area of any uses other than Dwelling, Informal Outdoor Recreation, Residential Village and Retirement Village, must not exceed 15% of the ground floor level of the building.
Retirement Village	The use is generally in accordance with the Incorporated Plan.

Where an alternative use is proposed the responsible authority must consider:

- Whether the proposal, including the size of tenancies, is consistent with the Objectives of this Plan; and
- The impact of the proposed use on the amenity of the area.

# Requirements for Buildings and Works Applications

## All land

The following requirements apply to all land within the Incorporated Plan area.

### Site consolidation

Consolidation of sites is encouraged and the number of vehicular access points should be minimised.

### Boundary Setbacks and Articulation

#### Street and Hosken Reserve setbacks

##### Norris Street setbacks for Precinct 4 and 6 Norris Street

The Norris Street setback of buildings in Precinct 4 and on 6 Norris Street should be consistent with Table 2.

Table 2: Norris Street setbacks for Precinct 4 and 6 Norris Street

Scenario	Lower two storeys and any basement	Third storey
There is an existing building on the abutting property to the north	The average of 3m and the setback of the front wall of the existing building on the abutting property to the north.	The average of 6m and the setback of the front wall of the existing building on the abutting property to the north.
There is no existing building on the abutting property to the north	3m	6m

##### Remainder of the Land

Street setbacks and setbacks to Hosken Reserve and its accessway for the remainder of the Land should be consistent with Table 3.

Table 3: Street and Hosken Reserve setbacks\*

	Three storey development	Four storey development	Five storey development
Lower two storeys and any basement	3m	3m	3m
Third storey	6m	3m	3m
Fourth storey	-	8m	3m
Fifth storey	-	-	8m

\* In Precinct 3 setbacks are to be measured from the proposed Reserve boundary and are not to include that land currently used for car parking.

### Balconies

Balconies should not encroach into these setbacks, except at the upper level where balconies with transparent balustrades (i.e. clear glass or similar) may be provided at a setback which matches the level below.



## Setbacks to industrial land and land affected by this Plan

Development should include setbacks to land affected by this Plan and to industrially zoned land in accordance with Table 4.

Table 4: Setbacks to side and rear boundaries

	Three storey building	Four storey building	Five storey building	
			Lower four storeys	Fifth Storey
Setback of <ul style="list-style-type: none"><li>a wall containing a living room window, or</li><li>a main balcony</li></ul>	4.5m	6m	6m	9m
Setback of remainder of building	2m	3m	3m	4.5m

## Setbacks to residentially zoned land not affected by this Plan

Development should ensure that for boundaries to residentially zoned land not affected by this Plan:

- Standards B17, B21 and B22<sup>1</sup> of Clause 55.04 of the Moreland Planning Scheme are met;
- Construction on or within 200mm of a side or rear boundary does not exceed:
  - 10 metres in length, unless the wall abuts a rear laneway;
  - 3.6 metres in height, with an average height of 3.2 metres, unless the wall abuts a rear laneway and replaces an existing wall to the same height or higher;
- The building height does not exceed:
  - 6.9 metres or the height of the existing building, whichever is the greater, within 5 metres of the rear boundary; and
  - 9.9 metres or the height of the existing building, whichever is the greater, within 10 metres of the rear boundary.

## Passive surveillance

Development must provide a range of opportunities for passive surveillance of the public realm and communal areas on the land.

This should include:

- Potential for passive surveillance of Hosken Reserve, existing and proposed roads, alternative transport links and communal spaces from multiple windows, including windows at each level of any proposed building; and
- Use of boundary treatments that allow surveillance at the ground level.

## Landscaping

Development must include space for the planting and growth of new canopy trees and vegetation to soften development from the street and Hosken Reserve and contribute to a landscaped character.

This should include the planting detailed in Table 5.

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<sup>1</sup> Copies of the Standards are included at the end of this document for reference.

Table 5: Planting requirements

Precincts 1, 4 and 5	Precincts 2 and 3
<p>The provision of at least one canopy tree in the front setback to existing and proposed streets for each 10m of street frontage. The trees are to meet the following requirements:</p> <ul style="list-style-type: none"> <li>• Front setbacks of less than 4.5m: <ul style="list-style-type: none"> <li>– Located in a permeable area within the site of at least 10m<sup>2</sup> and 4.5m wide</li> <li>– Reach a height of 6m – 8m at maturity</li> <li>– Achieve a canopy width of at least 5m at maturity</li> </ul> </li> <li>• Front setbacks of 4.5m or more <ul style="list-style-type: none"> <li>– Located in a permeable area within the site of at least 4.5m x 4.5m</li> <li>– Reach a height of 8m – 15m at maturity</li> <li>– Achieve a canopy width of at least 7m at maturity</li> </ul> </li> </ul> <p>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</p> <ul style="list-style-type: none"> <li>• Located in a permeable area within the site of at least 4.5m x 4.5m</li> <li>• Reach a height of 6m – 8m at maturity</li> <li>• Achieve a canopy width of at least 5m at maturity</li> </ul> <p>Additional planting along any vehicle accessway or alternative transport link, with the canopy tree(s) located to provide shading to the link and accessway.</p>	<p>The provision of at least one canopy tree in the front setback for each 10m of street frontage and at least one tree in the setback to Hosken Reserve for each 10m of abuttal to the Reserve. For the purpose of this requirement abuttal is considered to include land within 400mm of the Reserve. The trees are to meet the following requirements:</p> <ul style="list-style-type: none"> <li>• Located in a permeable area within the site of at least 10m<sup>2</sup> and 4.5m wide</li> <li>• Reach a height of 6m – 8m at maturity</li> <li>• Achieve a canopy width of at least 5m at maturity</li> </ul> <p>Additional planting along any alternative transport link and vehicle accessway provided on site, with the canopy tree(s) located to provide shading to the link and accessway.</p>

Where an alternative landscape response is proposed the responsible authority must consider:

- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements lists.
- The suitability of the proposed location and soil volume for canopy tree health.
- Whether the landscaping proposed will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.

### Parkland Interface

Development adjacent to Hosken Reserve must be designed to provide a landscaped interface with the parkland and to provide appropriate sightlines for users of the Reserve car park and accessways.

This should include:

- The provision of landscaped setbacks to the Reserve;
- Low or visually permeable fencing to the Reserve, with fencing adjacent to vehicle accessways and alternative transport links designed to maintain sightlines for users of those routes; and
- Landscaping between proposed boundary fencing and any adjacent car park, accessway or future footpath ('paved area') within the Reserve, as detailed in Figure 1.

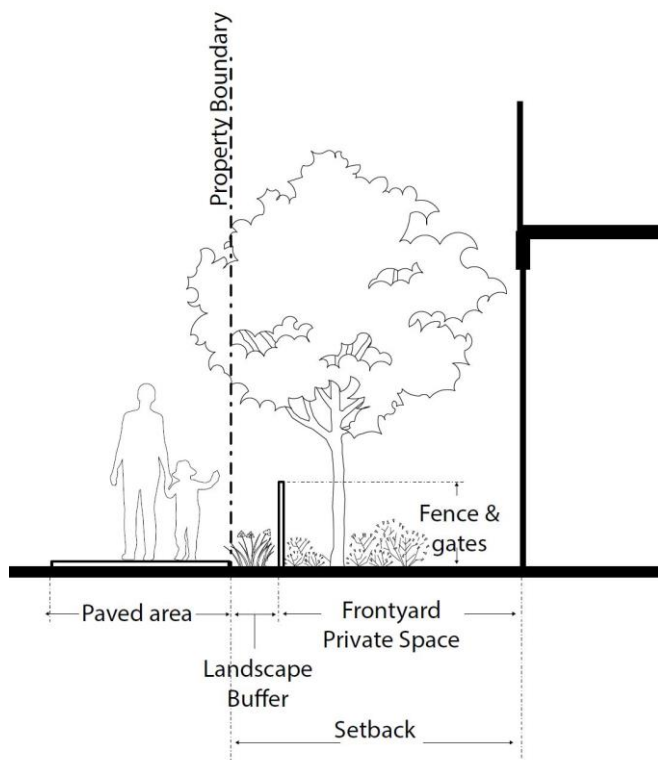


Figure 1: Hosken Reserve Interface

## Precinct 1

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Precinct 1 shares its northern boundary with land within the General Residential Zone Schedule 1 (GRZ1). It is similarly located within the GRZ1. There are no precinct-specific controls for this land within the Plan.

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## Precinct 2

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Precinct 2 abuts Hosken Reserve to the west, but its remaining interfaces are to land affected by the Incorporated Plan. It is located within the Mixed Use Zone. Development on this land will have limited impact upon the amenity of existing housing and may extend to four storeys in height. Alternatively, part of the land may be developed in association with Hosken Reserve.

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### Building Height

A building must not be constructed that exceeds a building height of 13.5m or contains more than four storeys. This height cannot be varied with a permit.

### Hosken Reserve Access

Redevelopment of all or part of the vehicle accessway located on the southern half of the Precinct for access to, and landscaping associated with, Hosken Reserve is in accordance with this Plan.

## Precinct 3

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Precinct 3 abuts industrial land to the south and Hosken Reserve to the west. It is located within the Mixed Use Zone. New buildings on this Precinct will have limited impact upon the amenity of residential properties outside the Land and may extend to five storeys in height. The impact of development on the Sheppard Street streetscape will need to be carefully considered. Community benefit in the form of improved vehicular, pedestrian and bicycle access for the Land is to be provided as part of development of this precinct.

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### Building Height

A building should not be constructed that exceeds a building height of 13.5m or contains more than four storeys. Where a height of more than 13.5m or four storeys is proposed a higher standard of Environmentally Sustainable Design must be demonstrated.

A building must not be constructed that exceeds a building height of 17.5m or contains more than five storeys. This height cannot be varied with a permit.

Compliance with the requirement for a higher standard of Environmentally Sustainable Design should be achieved through delivery of:

- Individual and average NatHERS ratings of at least 1.5 stars above the minimum required by the National Construction Code at the time of issue of any planning permit;
- A minimum 70% BESS rating; and
- Provision of renewable energy technologies, including batteries, to the satisfaction of the responsible authority.

## Western boundary setback

A portion of the western edge of the site is currently occupied by a car park serving Hosken Reserve. This land varies in width and extends from the current building line to the western property boundary, as depicted in Figures 2 and 3. The siting of buildings should facilitate the transfer of this portion of the site to Council.



Figure 2: Relationship between 16-20 Sheppard Street and Hosken Reserve car parking



Figure 3: Western boundary of 16-20 Sheppard Street



## Access

Development must provide:

- Access to and through the site for alternative modes of transport (e.g. walking and cycling), and
- Road infrastructure to ensure that service and emergency vehicles are able to attend the Land safely.

Compliance with this requirement should be achieved through either a Connector Road or Court Bowl layout, as detailed in Table 6. Either option is anticipated to require some modification to the public roads contained in Precincts 1 and 5, at the expense of the developer.

Table 6: Access options for Precinct 3

	Road	Alternative Transport Link
Connector Road layout	The provision of a road to Council's satisfaction connecting Sheppard Street and Norris Street. The road should be either a public road or made permanently available for public use by an alternative means to the satisfaction of the responsible authority.	Provision of a walking and cycling link between the proposed public road and Hosken Reserve. The link should be open to the sky and should be either a public road or made permanently available for public use by an alternative means to the satisfaction of the responsible authority.
Court Bowl layout	Modifications to Sheppard Street and Norris Street to allow vehicles, including service and emergency vehicles, to turn within a public road at the termination of each street.	Provision of walking and cycling links connecting Sheppard Street, Norris Street and Hosken Reserve. The links should be open to the sky and should be either public roads or made permanently available for public use by an alternative means to the satisfaction of the responsible authority.

The proposed road and alternative transport link/s will form part of the public realm in assessment of a planning application. They should be designed to provide a high level of amenity and safety and include:

- Alternative transport link widths as depicted in Figure 4 save that:
  - Porches that are less than 3.6 metres high may encroach up to 2.5 metres into the garden space shown; and
  - Where an alternative transport link is located at the edge of the Land the overall width may be reduced by reducing the width of the garden space adjacent to the boundary of the Land;
- Landscaping, including tree planting, that supports the amenity, attractiveness and safety of the public realm;
- Use of soft and hard landscaping treatments to imply boundaries between the alternative transport link/s and adjoining private spaces;
- Lighting; and
- Passive surveillance from living areas and non-residential uses at the ground floor.

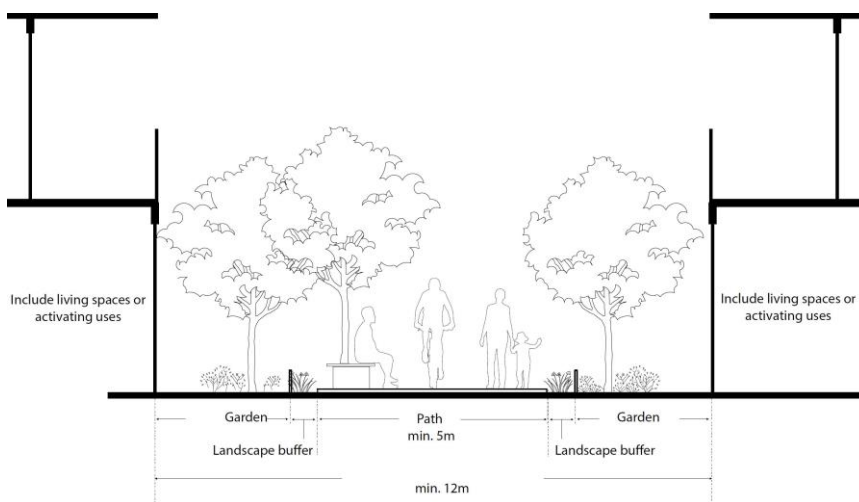


Figure 4: Alternative transport link section

Where an alternative design response is proposed the responsible authority must consider:

- Access and egress for service and emergency vehicles to all land within the Incorporated Plan Overlay;
- Whether the accessway from Sheppard Street to Hosken Reserve within Precinct 2 has been declared a public road;
- Permeability of the precinct and public access to Hosken Reserve by pedestrians and cyclists;
- The report of a traffic engineer with respect to anticipated traffic volumes and demand for on street car parking within existing and proposed roadways.

Any internal roads, laneways and alternative transport links that are intended to be vested in Council must be designed and constructed in accordance with Moreland City Council standards (including dimensions) and where appropriate make provision for two-way vehicular traffic, vehicles associated with waste management, safe pedestrian access for all, bicycles and tree planting.

### Built form

Development should incorporate breaks in the built form to reduce the bulk of the building as experienced from the public realm (including proposed road/s and alternative transport link/s); provide light, outlook and ventilation for future residents; provide visual connections to the adjoining public open space and provide space for landscaping, through:

- Constructing a number of separate buildings, which may be linked below ground level;
- Ensuring that the roads and alternative transport access links required by this Plan are open to the sky and include space for landscaping;
- Use of setbacks in accordance with Tables 3 and 4;
- Ensuring that if a Court Bowl road layout is proposed the alternative transport link aligns with Sheppard Street, creating a break in the built form at the abuttal of the Precinct with Sheppard Street.

### Site activation and community

Development should facilitate interaction between occupants of the different buildings in the precinct and between the precinct and the surrounding area including by:

- Locating non-residential occupancies on the ground floor with layouts that draw people into the site and create activation of the ground plane at different times of the day.
- Ensuring that communal spaces at ground floor and on the roof enable a range of activities and each are accessible to all occupants of the precinct.

## Landscaping

Additional objectives for landscaping of the Precinct are to:

- Use the public, communal and private landscape to expand the ecology of Coburg, including use of indigenous and endemic species to provide habitat for native fauna;
- Establish a clear landscape hierarchy, denoting public, communal and private open spaces; and
- Use soft and hard landscape treatments to imply thresholds between communal and private spaces.
- Development should use permeable paving, landscaped terraces and green roofs to reduce hard surface cover.

## Precinct 4

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**Precinct 4 is located within the Mixed Use Zone, however its sensitive interfaces mean that a lower built form and increased landscaping is appropriate compared to that sought in Precincts 2 and 3.**

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## Building Height

A building should not be constructed that exceeds a building height of 11m or contains more than three storeys. If the Precinct is developed in conjunction with Precinct 3 minor intrusion of 13.5m or four storey construction into the southern and western edges of Precinct 4 may be appropriate.

A building must not be constructed that exceeds a building height of 13.5m or contains more than four storeys. This height cannot be varied with a permit.

## Precinct 5

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**Precinct 5 shares its northern boundary with land within the General Residential Zone Schedule 1 (GRZ1). It is located within the GRZ1.**

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## Access

Development should facilitate safe access from Norris Street to the east of the precinct to enable future connection to the Upfield Shared Path for pedestrians and cyclists through:

- The provision of a public alternative transport link from Norris Street to the south-eastern corner of the Precinct. This may be located either partially or wholly within the right of way which forms part of the precinct;
- Maintenance of sightlines for users of the alternative transport link, including the use of low or visually permeable fencing adjacent to this interface;
- The provision of adequate space for landscaping along the alternative transport link to improve the amenity of the area.

# Requirements for Subdivision Applications

## All land

The subdivision must support the development objectives of this Plan.

The consolidation of small lots to encourage better development is encouraged.

## Precinct 3

### Access

Subdivision must provide public access through the site for alternative modes of transport (e.g. walking and cycling) and include the provision of road infrastructure to allow service and emergency vehicles to attend the Land safely through:

- The provision of road and alternative transport link infrastructure as detailed in Table 6;
- The transfer of any public road to Council; and
- Implementing measures to ensure ongoing public access over any private road or alternative transport link, to the satisfaction of the responsible authority.

Where an alternative design response is proposed the responsible authority must consider:

- Whether permanent access to and through the site for the public has been provided;
- Access and egress for service and emergency vehicles to all land within the Incorporated Plan Overlay;
- Whether the accessway from Sheppard Street to Hosken Reserve within Precinct 2 has been declared a public road;
- Permeability of the precinct for, and public access to Hosken Reserve by, pedestrians and cyclists;
- The report of a traffic engineer with respect to anticipated traffic volumes and demand for on street car parking within existing and proposed roadways.

### Public open space

Subdivision layouts should provide that part of Precinct 3 identified in this Plan as currently occupied by a car park serving Hosken Reserve as a portion of the Public Open Space contribution payable unless alternative arrangements for the transfer of this land to Council have previously been entered into.

### Common Property

All lots within the Precinct should have entitlement to each area of communal space located at ground floor level and on rooftops.

## Clause 55 Standards specifically referenced

### Standard B17

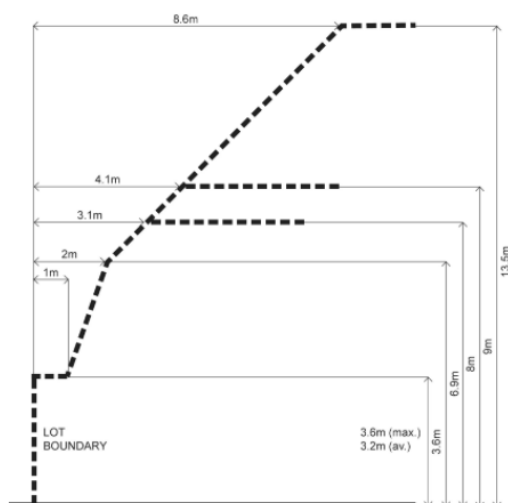
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

### Diagram B1 Side and rear setbacks



### Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.



## Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

## Diagram B4 Overlooking open space

