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# 256-262 Huntingdale Road, Huntingdale

## Clause 55 – ResCode Assessment

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24 November 2022

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### 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

A written neighbourhood and site description and a design response has been prepared and is provided below. This should be read in conjunction with the town planning drawings within the architectural package prepared by *Warren and Mahoney*.

### 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Objective and Standard		Comments
<p><b>Neighbourhood character objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>• To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p>Complies with objective.</p>
<p><b>Standard B1</b></p> <ul style="list-style-type: none"> <li>• The design response must be appropriate to the neighbourhood and the site.</li> <li>• The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p>Complies.</p> <p>Please refer to the accompanying Planning report for a detailed neighbourhood character assessment.</p>
<p><b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<input checked="" type="checkbox"/>	<p>Complies with objective.</p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</li> </ul>	☑	
<p><b>Standard B2</b></p> <ul style="list-style-type: none"> <li>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement and local planning policies.</li> </ul>	☑	<p><b>Complies</b></p> <p>Please refer to the accompanying Planning Report for a comprehensive analysis of the applicable policies and the proposal's suitability in their context.</p>
<p><b>Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	☑	<p><b>Complies with objective.</b></p>
<p><b>Standard B3</b></p> <ul style="list-style-type: none"> <li>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>Dwellings with a different number of bedrooms.</li> <li>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul> </li> </ul>	☑	<p><b>Complies.</b></p> <p>There are a variety of housing typologies provided including one-, two- three- and four- bedroom dwellings consisting of a mixture of dwellings with different layouts and internal amenities. The variety provided will suit a range of needs for future occupants and provides dwelling diversity.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	☑  ☑	<p><b>Complies with objective.</b></p>

Objective and Standard		Comments
<p><b>Standard B4</b></p> <ul style="list-style-type: none"> <li>• Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li> <li>• Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>• In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>The proposed works will not unreasonably overload the capacity of utility services and infrastructure and is provided with appropriate utility and infrastructure.</p>
<p><b>Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>• To integrate the layout of development with the street.</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies with objective</b></p>
<p><b>Standard B5</b></p> <ul style="list-style-type: none"> <li>• Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>• Development should be oriented to front existing and proposed streets.</li> <li>• High fencing in front of dwellings should be avoided if practicable.</li> <li>• Development next to existing public open space should be laid out to complement the open space.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>The proposal will be orientated to front all road interfaces and provides easily identifiable pedestrian and vehicle access throughout the development.</p> <p>The proposed layout of the development provides a high level of passive surveillance of the public realm and the additional planting proposed will contribute to the landscape character of the surrounding area.</p> <p>The development proposes a low transparent front fencing on the northern, western and southern boundaries, which will provide security to the dwellings while still providing a sense of openness to the street.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>

## 55.03 SITE LAYOUT AND BUILDING MASSING

Objective and Standard		Comments
<p><b>Street setback objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	☑	Complies with objective.
<p><b>Standard B6</b></p> <ul style="list-style-type: none"> <li>Walls of buildings should be set back from streets: <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> </li> </ul>		<p><b>Variation Required.</b></p> <p>The proposal is setback 6.35 metres from Huntingdale Road.</p> <p>Despite this not specifically satisfying the prescribed standards, the design response will seek to maintain the existing building setback on the site by replicating the existing setback employed the existing building on site. Further, the proposed setback is considered to be appropriate having regard to the future character of development envisaged by emerging strategic planning policy along Huntingdale Road.</p> <p>It is submitted the design response will still seek to maintain the Garden City image of the municipality by providing the space in which a large garden with lower and upper canopy trees can develop while limiting any perceived dominance of the built form and ensure a sense of openness adjacent to the neighbouring property</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i>, for illustration of the proposal's abovementioned compliance.</p>
<p><b>Building height objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	☑	Complies with objective.
<p><b>Standard B7</b></p>	☑	Complies.

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</li> </ul> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <ul style="list-style-type: none"> <li>Changes of building height between existing buildings and new buildings should be graduated.</li> </ul>	<input checked="" type="checkbox"/>	<p>In accordance with Schedule 5 of the RGZ, the mandatory maximum building height is 14.5 metres and four storeys.</p> <p>The proposed works does not seek to exceed the mandatory height and storey limit at any point.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Site coverage objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B8</b></p> <ul style="list-style-type: none"> <li>The site area covered by buildings should not exceed: <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The proportion of a site covered by buildings is 55% which is consistent with the standard (Maximum 60%).</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Permeability objectives</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B9</b></p>		<p><b>Complies.</b></p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>• The site area covered by the pervious surfaces should be at least:               <ul style="list-style-type: none"> <li>○ The minimum area specified in a schedule to the zone, or</li> <li>○ If no minimum is specified in a schedule to the zone, 20 percent of the site.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<p>The total permeable area of the site is 21%, which is consistent with the standard (Minimum 20%).</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Energy efficiency objectives (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>• To achieve and protect energy efficient dwellings and residential buildings.</li> <li>• To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B10</b></p> <ul style="list-style-type: none"> <li>• Buildings should be:               <ul style="list-style-type: none"> <li>○ Oriented to make appropriate use of solar energy.</li> <li>○ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>○ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul> </li> <li>• Living areas and private open space should be located on the north side of the development, if practicable.</li> <li>• Developments should be designed so that solar access to north-facing windows is maximised.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>All townhouse dwellings have multiple aspects as such, it is deemed that the layout can appropriately accommodate this design standard. The orientation of the site allows for a significant amount of ventilation and light to all dwellings.</p> <p>The design response has endeavoured to utilise as much natural daylight and ventilation as possible by orienting dwellings to the north where practicable and locating living areas in the most advantageous areas of the floor plan to maximise opportunities for increased provision of ventilation and light.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>



Objective and Standard		Comments
<p><b>Open space objective (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	☑	Complies with objective.
<p><b>Standard B11</b></p> <ul style="list-style-type: none"> <li>If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> <li>Be substantially fronted by dwellings, where appropriate.</li> <li>Provide outlook for as many dwellings as practicable.</li> <li>Be designed to protect any natural features on the site.</li> <li>Be accessible and useable.</li> </ul> </li> </ul>	☑	<p><b>Complies.</b></p> <p>Communal space is provided within the central courtyard area and the rooftop terrace. These spaces are accessible to all residents of the development (both townhouses and apartments).</p> <p>The internal courtyard is overlooked by dwellings which facilitates positive passive surveillance and promotes a sense of connectivity and community between residents. It is intended to provide a place for residents to meet, connect and for informal play and recreation.</p> <p>The internal courtyard will be sheltered from wind and at certain times of the day solar access, by the surrounding buildings. As such, an alternate communal area atop the apartment building has been provided to ensure residents have access to communal space where sunshine can be enjoyed.</p>
<p><b>Safety objective</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	☑	Complies with objective.
<p><b>Standard B12</b></p> <ul style="list-style-type: none"> <li>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</li> <li>Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</li> </ul>	☑ ☑ ☑	<p><b>Complies.</b></p> <p>The entrance to the proposed dwellings is clearly defined. Access to the dwellings is visible and not located in obscured positions.</p> <p>The proposal creates opportunity for surveillance along the internal driveways. Internal surveillance will be assisted through the provision of necessary lighting.</p> <p>The proposed layout, inclusive of both the built form and landscaping, is such that there will be no public thoroughfare.</p>



Objective and Standard		Comments
<ul style="list-style-type: none"> <li>• Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> <li>• The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</li> <li>• Development should meet any additional landscape requirements specified in a schedule to the zone.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	
<p><b>Access objective</b></p> <ul style="list-style-type: none"> <li>• To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B14</b></p> <ul style="list-style-type: none"> <li>• The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>○ 33 per cent of the street frontage, or</li> <li>○ If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> </li> <li>• No more than one single-width crossover should be provided for each dwelling fronting a street.</li> <li>• The location of crossovers should maximise the retention of on-street car parking spaces.</li> <li>• The number of access points to a road in a Road Zone should be minimised.</li> <li>• Developments must provide for access for service, emergency and delivery vehicles.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>The respective vehicle accessways do not exceed the minimum standard of standard B14.</p> <p>The vehicle access to and from the site are considered to be safe, manageable and convenient.</p> <p>Please refer to the attached Traffic Impact Assessment prepared by O'Brien Traffic for further comments.</p>
<p><b>Parking location objectives</b></p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles.</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>





Objective and Standard		Comments
<ul style="list-style-type: none"> <li>• A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</li> <li>• A building on a boundary includes a building set back up to 200mm from a boundary.</li> <li>• The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	
<p><b>Daylight to existing windows objective</b></p> <ul style="list-style-type: none"> <li>• To allow adequate daylight into existing habitable room windows.</li> </ul>	<input checked="" type="checkbox"/>	Complies with objective.
<p><b>Standard B19</b></p> <ul style="list-style-type: none"> <li>• Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</li> <li>• Walls or garages more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</li> <li>• Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	<p>Complies.</p> <p>Proposed walls located adjacent to habitable room windows are setback adequately to allow sufficient daylight into existing habitable room windows. Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>North-facing windows objective</b></p>	<input checked="" type="checkbox"/>	Complies with objective.

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>		
<p><b>Standard B20</b></p> <ul style="list-style-type: none"> <li>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</li> </ul>	☑	<p><b>Complies.</b></p> <p>The proposed development is setback appropriately to ensure adequate solar access is provided to existing north-facing habitable room windows. Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Overshadowing open space objective</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	☑	<p><b>Complies with objective.</b></p>
<p><b>Standard B21</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	☑	<p><b>Complies.</b></p> <p>The proposed development does not significantly overshadow existing secluded private open space of existing dwellings. The proposal is compliant with Standard B21, as the extent of overshadowing on adjoining dwellings to east is far below the allowable threshold as demonstrated on shadow diagrams. Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Overlooking objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	☑	<p><b>Complies with objective.</b></p>





Objective and Standard		Comments
<p><b>Internal views objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	☑	Complies with objective.
<p><b>Standard B23</b></p> <ul style="list-style-type: none"> <li>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</li> </ul>	☑	<p><b>Complies.</b></p> <p>All windows and balconies are positioned to prevent overlooking between dwellings.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Noise impacts objectives (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>	☑	Complies with objective.
<p><b>Standard B24</b></p> <ul style="list-style-type: none"> <li>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</li> <li>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</li> </ul>	☑ ☑ ☑	<p><b>Complies</b></p> <p>The proposal has been appropriately designed to mitigate any potential noise amenity impacts.</p> <p>The dwellings are well setback from the main roads with intervening landscaping to reduce the impact of noise on the proposed dwellings.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>

## 55.05 ON-SITE AMENITY AND FACILITIES

Objective and Standard		Comments
<p><b>Accessibility objective (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul>	☑	Complies with objective.
<p><b>Standard B25</b></p> <ul style="list-style-type: none"> <li>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</li> </ul>	☑	<p>Complies.</p> <p>Dwelling entries are located on the ground floor and are easily accessible. Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Dwelling entry objective (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul>	☑	Complies with objective
<p><b>Standard B26</b></p> <ul style="list-style-type: none"> <li>Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>Be visible and easily identifiable from streets and other public areas.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> </li> </ul>	☑	<p>Complies.</p> <p>The pedestrian entry to the proposed townhouses is easily identifiable from the street.</p> <p>Dwelling entries are easily identifiable and create their own sense of address by way of landscaping and porches which provide a sense of personal address and there is a clear transitional space around the entry.</p>
<p><b>Daylight to new windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	☑	Complies with objective.
<p><b>Standard B27</b></p> <ul style="list-style-type: none"> <li>A window in a habitable room should be located to face: <ul style="list-style-type: none"> <li>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> </ul> </li> </ul>	☑	<p>Complies.</p> <p>The orientation of dwellings and setbacks to side boundaries will ensure adequate daylight into habitable room windows of all dwellings.</p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>○ A verandah provided it is open for at least one third of its perimeter, or</li> <li>○ A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>		
<p><b>Private open space objective</b></p> <ul style="list-style-type: none"> <li>• To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	☑	Complies with objective.
<p><b>Standard B28</b></p> <ul style="list-style-type: none"> <li>• A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> <li>○ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 255 square metres, a minimum dimension of 5 metres and convenient access from a living room; or</li> <li>○ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or</li> <li>○ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul> </li> </ul> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	☑	<p><b>Complies.</b></p> <p>The proposal provides for adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Each upper-level apartment dwelling is provided with a balcony a minimum area of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room. Ground floor apartments are all provided with terraces and garden areas which exceed this requirement. The townhouse dwellings are all provided with areas of secluded private open space that are conveniently accessible from the associated living areas. It is acknowledged that TH 02, 03, 04 and 05 only have areas that are 20m<sup>2</sup> in area. However, this is considered to be acceptable for the following reasons:</p> <ul style="list-style-type: none"> <li>• The garden areas provided have been well designed and landscaped</li> <li>• TH 03 and 05 both have additional first floor balcony areas</li> <li>• All townhouses have convenient access to the supplementary communal open space areas: the internal courtyard and roof top terrace.</li> </ul> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>

Objective and Standard		Comments
<p><b>Solar access to open space objective</b></p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>	☑	Complies with objective.
<p><b>Standard B29</b></p> <ul style="list-style-type: none"> <li>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</li> <li>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</li> </ul>	☑ ☑	<p><b>Complies</b></p> <p>The proposal allows for good solar access into the secluded private open space of the new dwellings. Due to the site layout proposed and the need to transition built from downwards in an east west direction, it was considered more appropriate to align the townhouses proposed in a north-south direction, this means that their open space has been directed towards the east. It is important to note that all residents of these townhouses still have access to an open space area which would receive excellent solar access: the communal roof top terrace.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Storage objective (Applicable only to the townhouse development)</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	☑	Complies with objective.
<p><b>Standard B30</b></p> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</li> </ul>	☑	<p><b>Complies.</b></p> <p>Accessible storage will be provided to the dwelling.</p>

#### 55.06 DETAILED DESIGN

Objective and Standard		Comments
<p><b>Design detail objective</b></p> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	☑	Complies with objective.

Objective and Standard		Comments
<p><b>Standard B31</b></p> <ul style="list-style-type: none"> <li>• To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>• The design of buildings, including: <ul style="list-style-type: none"> <li>○ Facade articulation and detailing,</li> <li>○ Window and door proportions,</li> <li>○ Roof form, and</li> <li>○ Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</li> </ul> </li> <li>• Garages and garages should be visually compatible with the development and the existing or preferred neighbourhood character.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>As comprehensively outlined when addressing Standard B1, the proposal employs a high level of architectural consideration that appropriately conforms to the existing character and complements the rhythm of older built form and modern development.</p> <p>A contemporary design response is considered appropriate given the presence of varying architectural styles within the surrounding area, and the proposal does not mimic any existing surrounding development.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Front fences objective</b></p> <ul style="list-style-type: none"> <li>• To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies with the objective.</b></p>
<p><b>Standard B32</b></p> <ul style="list-style-type: none"> <li>• The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</li> <li>• A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>○ The maximum height specified in a schedule to the zone, or</li> <li>○ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The proposed front fence will complement the design of the development and front fences on adjoining properties.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Common property objectives</b></p>	<input checked="" type="checkbox"/>	<p><b>Complies with the objective.</b></p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future difficulties in areas of common ownership.</li> </ul>	<input checked="" type="checkbox"/>	
<p><b>Standard B33</b></p> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The development clearly delineates private and public areas. This is clearly delineated by locating public open spaces centrally within the site which are communally accessible and located private POS within defined backyards or balconies.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
<p><b>Site services objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that facilities are accessible, adequate and attractive.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B34</b></p> <ul style="list-style-type: none"> <li>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</li> <li>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>Bin and recycling enclosures should be located for convenient access by residents.</li> <li>Mailboxes should be provided and located for convenient access as required by Australia Post.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The accessway into the site provides sufficient accessibility to all dwellings, which can also be utilised for service and maintenance vehicles, when necessary.</p> <p>Mailboxes and refuse areas are conveniently located and are incorporated appropriately within the development.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>



Objective and Standard		Comments																		
<ul style="list-style-type: none"> <li>Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.</li> </ul> <table border="1" data-bbox="450 376 889 852"> <caption>Table B4 Cooling load</caption> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M<sup>2</sup> per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	<input checked="" type="checkbox"/>	
NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum																			
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Climate zone 63 Warrnambool	21																			
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Climate zone 66 Ballarat	23																			
<p><b>Communal open space objective</b></p> <ul style="list-style-type: none"> <li>To provide communal open space that meets the recreation and amenity needs of residents.</li> <li>To ensure that communal open space is accessible, functional, and is easily maintained.</li> <li>To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	<p>Complies with the objective.</p>																		
<p><b>Standard B36</b></p> <ul style="list-style-type: none"> <li>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</li> </ul>	<input checked="" type="checkbox"/>	<p>Complies.</p> <p>A centrally located 418m<sup>2</sup> of open space is located on the ground floor with a further 616m<sup>2</sup> of rooftop communal open space is proposed for the development.</p>																		





Objective and Standard		Comments
<ul style="list-style-type: none"> <li>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</li> </ul>	<input checked="" type="checkbox"/>	Please refer to the accompanying shadow diagrams within the Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.
<p><b>Landscaping objectives</b></p> <ul style="list-style-type: none"> <li>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</li> <li>To preserve existing canopy cover and support the provision of new canopy cover.</li> <li>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	Complies with objective.
<p><b>Standard B38</b></p> <ul style="list-style-type: none"> <li>Development should retain existing trees and canopy cover.</li> <li>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> <li>Development should: <ul style="list-style-type: none"> <li>Provide the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.</li> <li>Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> <li>Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.</li> <li>Consistent with the canopy diameter and height at maturity specified in Table B7.</li> </ul> </li> </ul> </li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The proposal includes landscaped areas throughout the site. The site includes significant areas of deep root planting and canopy tree areas along the perimeter of the site.</p> <p>Please refer to the accompanying Landscape Plans, prepared by <i>Barber Design</i> for further details.</p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>○ Located in communal outdoor open space or common areas or street frontages.</li> <li>• Comprise smaller trees, shrubs and ground cover, including flowering native species.</li> <li>• Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.</li> <li>• Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.</li> <li>• Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> <li>• Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	
<p><b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>• To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>• To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>• To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	Complies with objective.

Objective and Standard		Comments
<p><b>Standard B39</b></p> <ul style="list-style-type: none"> <li>• Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</li> <li>• Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</li> <li>• The stormwater management system should be: <ul style="list-style-type: none"> <li>○ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</li> <li>○ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>A comprehensive Sustainability Management Plan has been prepared by <i>ESD Hub</i>. Please refer to this report for further details.</p>
<p><b>Access objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</li> <li>• To ensure that vehicle crossovers are designed and located to minimise visual impact.</li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p><b>Complies with objective.</b></p>
<p><b>Standard B40</b></p> <ul style="list-style-type: none"> <li>• Vehicle crossovers should be minimised.</li> <li>• Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.</li> <li>• Pedestrian and cyclist access should be clearly delineated from vehicle access.</li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>Three vehicle crossovers are proposed for the site which does not exceed 33% of the site's total frontage.</p> <p>Access has been designed to ensure all likely vehicles attending the site (including refuse, emergency and delivery vehicles) may enter and exit the site in a forward's direction.</p> <p>Please refer to the accompanying Traffic Impact Assessment, prepared by <i>O'Brien Traffic</i> for further details.</p>

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</li> <li>Development must provide access for service, emergency and delivery vehicles.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	
<p><b>Noise impact objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	Complies with objective.
<p><b>Standard B41</b></p> <ul style="list-style-type: none"> <li>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</li> <li>The layout of new dwellings and buildings should minimise noise transmission within the site.</li> <li>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</li> <li>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</li> <li>Buildings within a noise influence area specified in Table B8 should be designed and constructed to achieve the following noise levels: <ul style="list-style-type: none"> <li>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</li> <li>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>The development has been designed to minimise noise impacts on residents and surrounding developments.</p> <p>All plant and service equipment are located away from bedrooms and existing dwellings.</p> <p>Car parking is contained with basement car parking and is appropriately separated from existing and proposed dwellings.</p>



Objective and Standard	Comments	
<ul style="list-style-type: none"> <li>○ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>○ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>○ A main bedroom with access to an adaptable bathroom.</li> <li>○ At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B9.</li> </ul>	<p>At least 50% of development provides a range of dwelling sizes and configurations that meet the needs of people with limited mobility.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>	
<p>Table B9 Bathroom design</p>		
	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> <li>■ A slide door, or</li> <li>■ A door that opens outwards, or</li> <li>■ A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>■ A slide door, or</li> <li>■ A door that opens outwards, or</li> <li>■ A door that opens inwards and has readily removable hinges.</li> </ul>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>■ A minimum area of 1.2 metres by 1.2 metres.</li> <li>■ Located in front of the shower and the toilet.</li> <li>■ Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>■ A minimum width of 1 metre.</li> <li>■ The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>■ Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.

Objective and Standard			Comments
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	
<b>Private open space objective</b> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>			Complies with objective.
<b>Standard B43</b> <ul style="list-style-type: none"> <li>A dwelling should have private open space consisting of at least one of the following:</li> <li>An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.</li> <li>A balcony with at least the area and dimensions specified in Table B10 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table B10 should be increased by at least 1.5 square metres.</li> <li>An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.</li> <li>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.</li> </ul>			Complies. All dwellings are provided with conveniently accessible balconies which meets the requirements of Standard B43 – Table B10. Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.



Objective and Standard		Comments																						
<p style="text-align: center;">Table B10 Balcony size</p> <table border="1" data-bbox="212 288 1077 676"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres		
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																					
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																					
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres																					
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres																					
	2 bedroom dwelling	8 square metres	2 metres																					
	3 or more bedroom dwelling	12 square metres	2.4 metres																					
<p><b>Storage objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	<input checked="" type="checkbox"/>	Complies with objective.																						
<p><b>Standard B44</b></p> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to usable and secure storage space.</li> <li>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B11.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p><b>Complies.</b></p> <p>All dwellings are provided with conveniently accessible usable and secure storage space which meets the requirements of Standard B44 – Table B11.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>																						

Objective and Standard		Comments															
<p style="text-align: center;">Table B11 Storage</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres		
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling															
Studio	8 cubic metres	5 cubic metres															
1 bedroom dwelling	10 cubic metres	6 cubic metres															
2 bedroom dwelling	14 cubic metres	9 cubic metres															
3 or more bedroom dwelling	18 cubic metres	12 cubic metres															
<p><b>Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p>Complies with objective.</p>															
<p><b>Standard B45</b></p> <ul style="list-style-type: none"> <li>Developments should include dedicated areas for:</li> <li>Waste and recycling enclosures which are: <ul style="list-style-type: none"> <li>Adequate in size, durable, waterproof and blend in with the development.</li> <li>Adequately ventilated.</li> <li>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</li> </ul> </li> <li>Adequate facilities for bin washing. These areas should be adequately ventilated.</li> </ul>	<input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>     <input checked="" type="checkbox"/>	<p>Complies.</p> <p>Waste collection is conveniently located on basement and ground levels of the development.</p> <p>Waste areas are provided for general waste, recycling and hard rubbish collection.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p> <p>Waste would be undertaken by a private collector. Please refer to Waste Management Plan prepared by <i>O'Brien Traffic</i> for further details.</p>															

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</li> <li>• Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:</li> <li>• Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).</li> <li>• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	
<p><b>Functional layout objective</b></p> <ul style="list-style-type: none"> <li>• To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul>	<input checked="" type="checkbox"/>	<p>Complies with objective.</p>
<p>Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table B12.</li> </ul>	<input checked="" type="checkbox"/>	<p>Complies.</p> <p>Each dwelling contains bedrooms and living rooms which would meet the dimensions stated within table B13 and B13.</p>

Objective and Standard		Comments																		
<ul style="list-style-type: none"> <li>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul> <table border="1" data-bbox="215 341 958 638"> <caption>Table B12 Bedroom dimensions</caption> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</p> <table border="1" data-bbox="215 746 1070 1043"> <caption>Table B13 Living area dimensions</caption> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<input checked="" type="checkbox"/>	<p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>
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<p><b>Room depth objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul>	<input checked="" type="checkbox"/>	<p>Complies with objective.</p>																		
<p><b>Standard B47</b></p> <ul style="list-style-type: none"> <li>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</li> <li>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<p>Complies.</p> <p>All single aspect habitable rooms have good access to adequate daylight. Floor to ceiling heights would be a minimum of 3.25m.</p> <p>A daylight study was undertaken by <i>ESD Hub</i> and is contained within the SMP and shows that dwellings will receive adequate access to daylight.</p>																		

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>○ The room combines the living area, dining area and kitchen.</li> <li>○ The kitchen is located furthest from the window.</li> <li>○ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.</li> <li>● The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</li> </ul>	<input checked="" type="checkbox"/>	Please refer to the ESD Report prepared by <i>ESD Hub</i> for further detail.
<p><b>Windows objective</b></p> <ul style="list-style-type: none"> <li>● To allow adequate daylight into new habitable room windows.</li> </ul>	<input checked="" type="checkbox"/>	Complies with objective.
<p><b>Standard B48</b></p> <ul style="list-style-type: none"> <li>● Habitable rooms should have a window in an external wall of the building.</li> <li>● A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</li> <li>● The secondary area should be: <ul style="list-style-type: none"> <li>○ A minimum width of 1.2 metres.</li> <li>○ A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p>Complies.</p> <p>All habitable rooms have access to natural light via a window in an external wall.</p> <p>A daylight study was undertaken by <i>ESD Hub</i> and is contained within the SMP and shows that dwellings will receive adequate access to daylight. Please refer to the ESD Report prepared by <i>ESD Hub</i> for further detail.</p>
<p><b>Natural ventilation objectives</b></p> <ul style="list-style-type: none"> <li>● To encourage natural ventilation of dwellings.</li> <li>● To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	Complies with objective.
<p><b>Standard B49</b></p>		Complies.

Objective and Standard		Comments
<ul style="list-style-type: none"> <li>• The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</li> <li>• At least 40 per cent of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> <li>○ A maximum breeze path through the dwelling of 18 metres.</li> <li>○ A minimum breeze path through the dwelling of 5 metres.</li> <li>○ Ventilation openings with approximately the same area.</li> </ul> </li> <li>• The breeze path is measured between the ventilation openings on different orientations of the dwelling.</li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p>The design and layout of dwellings has been carefully considered to maximise natural ventilation. 40 percent of dwellings include an effective cross ventilation path in accordance with Standard B49.</p> <p>Please refer to the ESD Report prepared by <i>ESD Hub</i> for further detail.</p>
<p><b>Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>• To provide each dwelling and building with its own sense of identity.</li> <li>• To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>• To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p>Complies with objective.</p>
<p><b>Standard B50</b></p> <ul style="list-style-type: none"> <li>• Entries to dwellings and buildings should: <ul style="list-style-type: none"> <li>○ Be visible and easily identifiable.</li> <li>○ Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> </li> <li>• The layout and design of buildings should: <ul style="list-style-type: none"> <li>○ Clearly distinguish entrances to residential and non-residential areas.</li> <li>○ Provide windows to building entrances and lift areas.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>          <input checked="" type="checkbox"/>	<p>Complies.</p> <p>The building entrance is clearly identifiable and provides shelter, a sense of personal address, and transitional space around the entry. All entrances are easily identifiable and would be clear of obstructions.</p> <p>Please refer to the accompanying Architectural Package, prepared by <i>Warren and Mahoney</i> for further details.</p>







Objective and Standard		Comments
<ul style="list-style-type: none"><li>External wall design should facilitate safe and convenient access for maintenance.</li></ul>	<input checked="" type="checkbox"/>	