

## APPENDIX 1. CLAUSE 55 ASSESSMENT

Interim Plans Assessment: 15 October 2019

Standard & Title	Objective and Standard	Response
<p><b>B1 Neighbourhood character</b></p>	<p><b>Objective</b> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.</p> <p><b>Standard B1</b> The design response must be appropriate to the neighbourhood and the site.  The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p><b>Complies</b></p> <p>The built form footprint, siting and massing has been designed to reduce and contain any adverse amenity impacts and respect the existing and emerging neighbourhood character.</p> <p>The proposed development meets the objectives and the standard by providing generous setbacks of 5-7m and a 2-storey built form presentation to Markham Avenue with a further setback third storey. There are 3 buildings along Markham Avenue separated by the single vehicular crossover point and a secondary pedestrian access point with large landscape buffers to the boundary interfaces along the east and west boundaries.</p> <p>The generous front setback (5-7m) along Markham Avenue will contain landscaped gardens with fences in keeping with the neighbouring context. The ground floor units along Markham Avenue will also have their own front yard and front door access point directly off the street</p> <p>The development will retain significantly more existing trees than the previous proposal and will also plant a host of new indigenous trees in the deep soil locations along all boundary interfaces.</p>
<p><b>B2 Residential policy</b></p>	<p><b>Objective</b> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> <p><b>Standard B2</b> An application must be accompanied by a written</p>	<p>A detailed assessment against Plan Melbourne, State and Local Policy has been provided in the accompanying Planning Report. Boroondara does not currently have an MPS.</p> <p>The development will provide a diverse mix of dwellings, which will contribute to the affordability and supply of dwellings in Boroondara and ultimately contribute to meeting the community's needs for housing in a well serviced area.</p>

	<p>statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	
<p><b>B3 Dwelling diversity</b></p>	<p><b>Objective</b> To encourage a range of dwelling sizes and types in developments of ten or more dwellings</p> <p><b>Standard B3</b> Developments of ten or more dwellings should provide a range of dwelling sizes and types including:</p> <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>	<p><b>Complies</b></p> <p>The development will provide a range of 1, 2, and 3-bedroom units types. These will range from ground floor with own door access and large landscaped gardens to penthouse units with outdoor roof terraces. The proposal also contains several fully DDA Compliant and Adaptable units.</p>
<p><b>B4 Infrastructure</b></p>	<p><b>Objective</b> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> <p><b>Standard B4</b> Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should</p>	<p>The development will be connected to all requisite services. The incorporated document conditions will require relevant approvals from all service providers be sought.</p>

	provide for the upgrading of or mitigation of the impact on services or infrastructure.	
<b>B5 Integration with the street</b>	<p><b>Objective</b> To integrate the layout of development with the street.</p> <p><b>Standard B5</b> Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p><b>Complies</b></p> <p>The proposed buildings on the site are orientated to Markham Avenue, the proposed new carriageway and towards the existing public open space of Markham Reserve to the east and Gardiners Creek to the south.</p> <p>Units fronting Markham Avenue at ground floor will have individual entries directly from Markham Avenue. Clear pedestrian connections through the site to Markham Reserve and Gardiner’s Creek are proposed.</p> <p>The proposal seeks to integrate the natural and built environment by drawing in landscape elements of the adjoining Ashburton forest and Markham Reserve into the site and encouraging increased planting and landscaping across the site.</p>
<b>B6 Minimum street setback</b>	<p><b>Objective</b> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p><b>Standard B6</b> Walls of building should be set back from streets:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone</li> <li>• If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard as it has provided street setbacks of 5-7m to Markham Avenue that are in excess of the of the planning scheme requirements. The street setbacks provided are also in keeping with the existing neighbourhood context of both sides of Markham Avenue which has an average street setback of 5.95m.</p>
<b>B7 Building Height</b>	<p><b>Objective</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p> <p><b>Standard B7</b> 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.</p>	<p>The development heights of 14m (approximately) exceed the 12m maximum heights (allowing an additional 1m for the fall of the land) and 3 storeys nominated in the GRZ.</p> <p>The development is proposed as 2-4 storeys across the site, with a two-storey interface along Markham Avenue that fits in with the character of the area.</p> <p>The incorporated document and SCO will allow the development on the site to exceed this height. The fourth storey component of the development is located away from any sensitive interface and towards</p>

		the centre of the site, without any adverse impacts on adjoining sites.
<b>B8 Site coverage</b>	<p><b>Objective</b> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p> <p><b>Standard B8</b> The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum site coverage specified in a schedule to the zone</li> <li>• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard as it has a Site Coverage of 34%.</p>
<b>B9 Permeability</b>	<p><b>Objective</b> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p><b>Standard B9</b> The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>• The minimum area specified in a schedule to the zone.</li> <li>• If no minimum is specified in a schedule to the zone 20 percent of the site.</li> </ul> <p>The storm water management system should be designed to: Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999)</p>	<p><b>Complies</b></p> <p>The proposed development complies with the requirement of the standard for the minimum percentage of pervious surfaces.</p> <p>Through further design development we will provide a detailed Storm Water Management Plan to demonstrate how the development meets the objectives of the of <i>Urban Stormwater</i> guidelines.</p>
<b>B10 Energy efficiency</b>	<p><b>Objective</b> To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p><b>Complies</b></p> <p>The building has been designed to meet this objective.</p> <p>The efficiency of existing dwellings on adjoining lots including the performance of existing rooftop solar energy facilities on adjoining dwellings will not be impacted.</p>

	<p><b>Standard B10</b> Buildings should be:</p> <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 facilities 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 facility must exist at the date the application is lodged.</li> </ul> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximized.</p>	
<p><b>B11</b> <b>Open space</b></p>	<p><b>Objective</b> To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p> <p><b>Standard B11</b> If any public or communal open space is provided on site, it should:</p> <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>	<p><b>Complies</b></p> <p>The development has been designed to meet this objective and standard.</p>
<p><b>B12</b> <b>Safety</b></p>	<p><b>Objective</b> To ensure the layout of development provides for the safety and security of residents and property</p>	<p><b>Complies</b></p> <p>The proposed development complies with the objectives and the standard with building entrances located in visible identifiable locations along Markham Avenue and along the internal accessway. There is</p>

	<p><b>Standard B12</b> Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>excellent passive surveillance of the internal courtyards with good visibility to communal open spaces. Through design development the hard and soft landscaping including external lighting will be developed to ensure that any proposed planting avoids the creation of unsafe, visually obscured spaces.</p>
<p><b>B13</b> <b>Landscaping</b></p>	<p><b>Objective</b> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p> <p><b>Standard B13</b> The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul>	<p><b>Complies</b></p> <p>The development complies with the landscaping objectives by respecting the existing natural features of the site and neighbourhood and integrating them into the design proposal.</p> <p>The landscaping strategy is one which will retain a significant number of existing trees and will also plant a host of new indigenous trees in the deep soil locations along all boundary interfaces and in the proposed courtyard spaces. It will also draw upon the local indigenous flora and fauna, reaching into Gardiners Creek and creating immersive and intimate spaces rich in biodiversity. This will enhance the remnant woody grasslands along Gardiners Creek, providing habitat for local birds, insects and wildlife. It will also protect and rehabilitate prominent existing trees found on-site to enrich the environment and dramatic nature of the area, providing highly sought-after immediate canopy cover while promoting healthy pre-existing ecosystems</p> <p>This will provide a variety of outdoor living opportunities by creating abundant spaces that promote a strong sense of community, reinforcing landscape character of the site and the close proximity of Gardiners creek.</p>
<p><b>B14</b> <b>Access</b></p>	<p><b>Objective</b></p>	<p><b>Complies</b></p>

	<p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> <p><b>Standard B14</b> The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage</li> <li>• If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximize the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimized.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The proposed development complies with the objective and standard by providing only one crossover to Markham Avenue for the main vehicular carriageway into the site and not removing any existing street trees or carparking along Markham Avenue.</p>
<p><b>B15</b> <b>Parking location</b></p>	<p><b>Objective</b> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</p> <p><b>Standard B15</b> Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms.</p>	<p><b>Complies</b></p> <p>The proposed development complies with the objective and the standard with convenient access to resident and visitor carparking provided to all buildings on the site. The car park areas for each building are secure and well ventilated.</p> <p>Car parking has been provided utilising the natural fall of the land from north to south and will be in the form of undercroft parking largely housed under the proposed building footprints.</p>
<p><b>B17</b> <b>Side and rear setbacks</b></p>	<p><b>Objective</b> To ensure that the height and setback of a building from a boundary respects the existing or</p>	<p><b>Complies</b></p> <p>The proposed development will be designed to comply with the objective and standard with all proposed</p>

	<p>preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> <p><b>Standard B17</b> A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone</li> <li>• If no distance is specified in a schedule to the zone, 1metre, 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.</li> </ul>	<p>buildings being in excess of 7m from any boundary and the heights will be contained within the allowable building envelope.</p>
<p><b>B18</b> <b>Walls on boundaries</b></p>	<p><b>Objective</b> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> <p><b>Standard B18</b> A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>• For a length of more than the distance specified in a schedule to the zone</li> <li>• If no distance is specified in a schedule to the zone, for length of more than: <ul style="list-style-type: none"> <li>- 10 metres plus 25 percent of the remaining length of the boundary of an adjoining lot</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard with no proposed wall on or within 200mm of boundaries.</p>
<p><b>B19</b> <b>Daylight existing windows</b></p>	<p><b>Objective</b> To allow adequate daylight into existing habitable room windows.</p> <p><b>Standard B19</b> 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</p>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard.</p>



	and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	
<b>B20 North facing windows</b>	<p><b>Objective</b> To allow adequate solar access to existing north-facing habitable room windows.</p> <p><b>Standard B20</b> 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.</p>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard as there are no existing north facing habitable room windows within 3 metres of a boundary on an abutting lot.</p>
<b>B21 Overshadowing open space</b>	<p><b>Objective</b> To ensure buildings do not significantly overshadow existing secluded private open space.</p> <p><b>Standard B21</b> 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.</p> <p>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.</p>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard with the private open space of the adjoining properties to the west receiving a minimum of five hours of sunlight between 9am and 3pm on 22 September.</p> <p>At 9am on the 22<sup>nd</sup> of September there is some overshadowing of the private open space of the properties adjoining the western boundary. By 10am there is no overshadowing of the private open space of these properties. This results in the POS of all properties adjoining the western boundary receiving a minimum of 5 hours of sunlight on the 22<sup>nd</sup> of September.</p> <p>Shadow diagrams will be submitted at detailed design stage.</p>
<b>B22 Overlooking</b>	<p><b>Objective</b> To limit views into existing secluded private open space and habitable room windows</p>	<p><b>Complies</b></p>

	<p><b>Standard B22</b> 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.</p>	<p>The proposed development complies with the objective and requirements of the standard as there is no habitable room windows, balcony, terrace, deck or patio with direct views into the secluded private open space of an existing dwelling within a 9m horizontal dimension.</p>
<p><b>B23</b> <b>Internal Views</b></p>	<p><b>Objective</b> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> <p><b>Standard B23</b> 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.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p>
<p><b>B24</b> <b>Noise impact</b></p>	<p><b>Objective</b> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p> <p><b>Standard B24</b> Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p>

	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	
<b>B25 Accessibility</b>	<p><b>Objective</b> To encourage the consideration of the needs of people with limited mobility in the design of developments.</p> <p><b>Standard B25</b> 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.</p>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B26 Dwelling entry</b>	<p><b>Objective</b> To provide each dwelling or residential building with its own sense of identity.</p> <p><b>Standard B26</b> Entries to dwellings and residential buildings should:</p> <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>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B27 Daylight to new windows</b>	<p><b>Objective</b> To allow adequate daylight into new habitable room windows.</p> <p><b>Standard B27</b> A window in a habitable room should be located to face:</p> <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> <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</li> </ul>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p> <p>The proposed development will comply with the objectives of the standard</p>

	at least one third of its perimeter.	
<b>B28 Private open space</b>	<p><b>Objective</b> To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard B28</b> A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <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 rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3metres and convenient access from a living room</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access form a living room.</li> <li>• The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</li> </ul>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p>
<b>B29 Solar Access to open space</b>	<p><b>Objective</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> <p><b>Standard B29</b> The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p> <p>The courtyards will provide multiple locations for Communal Open Space. All Primary Communal Open Spaces are intended to be designed to receive in excess of the required solar access on June 22.</p>

	back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	
<b>B30 Storage</b>	<p><b>Objective</b> To provide adequate storage facilities for each dwelling.</p> <p><b>Standard B30</b> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B31 Design detail</b>	<p><b>Objective</b> To encourage design detail that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B31</b> The design of buildings, including:</p> <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,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p> <p>The proposal will endeavour to meet the objectives of the standard through the design development of the built form, fenestration, roof profile and balconies so that it is in keeping with the neighbourhood context.</p>
<b>B32 Front fence height</b>	<p><b>Objective</b> To encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B32</b> The design of front fences should complement the designs of the dwelling or residential building and any front fences adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum height specified in a schedule to the zone</li> </ul>	It is intended to comply with this objective. This will be worked through at detailed design.

	<ul style="list-style-type: none"> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul>	
<b>B33 Common property</b>	<p><b>Objective</b> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p> <p><b>Standard B33</b> Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B34 Site service</b>	<p><b>Objective</b> To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p><b>Standard B34</b> 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.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B35 Energy efficiency</b>	<p><b>Objective</b> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	It is intended to comply with this objective. This will be worked through at detailed design.

	<p>To ensure dwellings achieve adequate thermal efficiency.</p> <p><b>Standard B35</b> Buildings should be:</p> <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 facilities 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 facility must exist at the date the application is lodged.</li> </ul>	
<p><b>B36</b> <b>Communal open space</b></p>	<p><b>Objective</b> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> <p><b>Standard B36</b> Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> <li>• Be located to: <ul style="list-style-type: none"> <li>- Provide passive surveillance opportunities, where appropriate.</li> <li>- Provide outlook for as many dwellings as practicable.</li> <li>- Avoid overlooking into habitable rooms and private open space of new dwellings.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>It is intended for the proposed development to comply with the objective and standard. A variety of communal open spaces will be provided in locations that are accessible, practical and provide outlook for residents. They will be sited and designed to gain solar access, maximise landscaping opportunities and are integrated into the overall layout of the development. Through further design development these spaces will be designed so they can be efficiently run and easily maintained.</p> <p>Communal Open Space has been designed to be located so as to maximise the retention of existing trees and be accessible and suitably fronted by dwellings.</p>

	<ul style="list-style-type: none"> <li>- Minimise noise impacts to new and existing dwellings.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Maximise landscaping opportunities.</li> <li>• Be accessible, useable and capable of efficient management.</li> </ul>	
<b>B37</b> <b>Solar access to communal outdoor open space</b>	<p><b>Objective</b> To allow solar access into communal outdoor open space.</p> <p><b>Standard B37</b> The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>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.</p>	<p><b>Complies</b></p> <p>The proposed development will be designed to comply with the requirements of the standard with each communal open space location receiving a minimum of 125sqm of solar access for a minimum of 2 hours of sunlight between 9am-3pm on the 21<sup>st</sup> of June.</p>
<b>B38</b> <b>Deep soil areas and canopy trees</b>	<p><b>Objective</b> To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.</p> <p><b>Standard B38</b> The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Be responsive to the site context.</li> <li>• Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</li> <li>• Maximise deep soil areas for planting of canopy trees.</li> <li>• Integrate planting and water management.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements of the standard with over 15% of the site area available for deep soil planting of canopy trees and sustainable water management. The proposed development will also retain a significant number (20-25) of the existing trees on site.</p>
<b>B39</b> <b>Integrated water and stormwater management objectives</b>	<p><b>Objective</b> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p> <p>This will include the preparation of a detailed Storm Water Management Plan to demonstrate how the</p>



	<p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>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.</p> <p><b>Standard B39</b> Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be: Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999)</p>	<p>development meets the performance objectives in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i>.</p>
<p><b>B40</b> <b>Noise Impacts</b></p>	<p><b>Objective</b> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.</p> <p><b>Standard B40</b> Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p>

	services, non-residential uses, car parking, communal areas and other dwellings.	
<b>B41 Accessibility</b>	<p><b>Objective</b> To ensure the design of dwellings meets the needs of people with limited mobility</p> <p>Standard B41 At least 50 per cent of dwellings should have:</p> <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 B7.</li> </ul>	It is intended to comply with this objective. This will be worked through at detailed design.
<b>B42 Building Entry and Circulation</b>	<p><b>Objective</b> To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p> <p><b>Standard B42</b> Entries to dwellings and buildings should:</p> <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> <p>The layout and design of buildings should:</p>	It is intended to comply with this objective. This will be worked through at detailed design.

	<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> <li>• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</li> <li>• Provide common areas and corridors that: <ul style="list-style-type: none"> <li>- Include at least one source of natural light and natural ventilation.</li> <li>- Avoid obstruction from building services.</li> <li>- Maintain clear sight lines.</li> </ul> </li> </ul>	
<p><b>B43</b> Private open space above ground floor</p>	<p><b>Objective</b> To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard B43</b> A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</li> <li>• A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p>
<p><b>B44</b> Storage</p>	<p><b>Objective</b> To provide adequate storage facilities for each dwelling.</p> <p><b>Standard B44</b> Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p>

	the requirements specified in Table B9.	
<b>B45 Waste and recycling objectives</b>	<p><b>Objective</b> To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> <p><b>Standard B45</b> Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <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> </ul>	<p>It is intended to comply with this objective. This will be worked through at detailed design.</p>
<b>B46 Functional layout</b>	<p><b>Objective</b> To ensure dwellings provide functional areas that meet the needs of residents.</p> <p><b>Standard B46</b> Bedrooms should:</p> <ul style="list-style-type: none"> <li>• Meet the minimum internal room dimensions specified in Table B10.</li> <li>• Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p> <p>This will include the preparation of detailed plans to demonstrate compliance with the Bedroom and Living Room minimum dimensional/area requirements.</p>
<b>B47 Room depth</b>	<p><b>Objective</b> To allow adequate daylight into single aspect habitable rooms.</p> <p><b>Standard B47</b></p>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p> <p>This will include the preparation of detailed plans to demonstrate compliance with the room depth requirements specified in the standard.</p>

	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <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> </ul>	
<p><b>B48 Windows</b></p>	<p><b>Objective</b> To allow adequate daylight into new habitable room windows.</p> <p><b>Standard B48</b> Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <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>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p> <p>This will include the preparation of detailed plans to demonstrate compliance with the dimensional requirements for windows to habitable rooms as specified in the standard.</p>
<p><b>B49 Natural Ventilation</b></p>	<p><b>Objective</b> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.</p> <p><b>Standard B49</b> The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p>	<p>It is intended to comply with this objective. This will be worked through at detailed design stage.</p>

	At least 40 per cent of dwellings should provide effective cross ventilation.	
--	---	--