

ATTACHMENT 4 – CLAUSE 55 ASSESSMENT
 21-25 THE AVENUE, BALACLAVA PDPL/01434/2021

Neighbourhood Character and Infrastructure	Clause 55.02	
Title & Objective & Standard	Standard Met?	Objective Met?
<p>Neighbourhood Character Objectives</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or contribute to a preferred neighbourhood character. • Respond to the features of the site and the surrounding area. <p>Standard B1</p> <ul style="list-style-type: none"> • Response <u>must</u> be appropriate to the neighbourhood and the site. • Design <u>must</u> respect the existing/preferred neighbourhood character and respond to the features of the site. 	<p>Yes subject to conditions to increase verticality of the streetscape design.</p> <p>The proposal is an acceptable response to the varied development within The Avenue.</p> <p>Bulk, scale and design are appropriate.</p>	<p>Yes</p>
<p>Residential Policy Objectives</p> <ul style="list-style-type: none"> • Ensure that residential development accords with SPPF, LPPF and local planning policies; • Support medium densities where it can take advantage of public transport and community infrastructure and services. <p>Standard B2</p> <ul style="list-style-type: none"> • An application <u>must</u> be accompanied by a written statement that explains how the policies are complied with. 	<p>Yes</p> <p>The development is located close to public services, community infrastructure and public transport.</p>	<p>Yes</p>
<p>Dwelling Diversity Objective</p>	<p>Yes</p> <p>the proposal provides a range of 1- and 2-bedroom apartments.</p>	<p>Yes</p>

<ul style="list-style-type: none"> Encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard B3</p> <ul style="list-style-type: none"> Developments of 10 or more dwellings <u>should</u> provide a range of dwelling sizes and types including dwellings with a different number of bedrooms; and at least one dwelling with a kitchen, bath or shower, and toilet and wash basin at ground floor level. 	<p>4 x 1 bedroom 30 x 2 bedroom. The proposal also includes different apartment typologies.</p>	
<p>Infrastructure Objective</p> <ul style="list-style-type: none"> Ensure provision of services and infrastructure, and not unreasonably overload the capacity of utility services and infrastructure. <p>Standard B4</p> <ul style="list-style-type: none"> Development <u>should</u> connect to reticulated services. Developments <u>should</u> not unreasonably exceed the capacity of utility services and infrastructure. Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. 	<p>Yes</p> <p>The dwellings will be provided with connections to services and infrastructure.</p>	<p>Yes</p>
<p>Integration With The Street Objective</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. <p>Standard B5</p> <ul style="list-style-type: none"> Adequate vehicle and pedestrian links. 	<p>Yes subject to condition</p> <p>The development integrates well with the street and conditions are included within the officer recommendation to incorporate the changes to the front façade shown on the discussion plans which made improvements to the front fence, dwelling entries and detailed design.</p>	<p>Yes</p>

<ul style="list-style-type: none"> • Orientated to front existing and proposed streets. • Avoid high front fencing. • Complement existing public open space. 		
Layout and Building Massing	Clause 55.03	
Title & Objective & Standard	Standard Met?	Objective Met?
<p>Street Setback Objective</p> <ul style="list-style-type: none"> • Respect existing/preferred neighbourhood character and make efficient use of the site. <p>Standard B6</p> <p>Walls of buildings <u>should</u> be setback as follows:</p> <ul style="list-style-type: none"> • Where there are buildings on both abutting lots facing the same street, and the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser. • Where there is a building on one abutting lot facing the same street, and no building on the other abutting lot facing the same street and the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser. • Where there are no buildings on either abutting lot facing the same street and the site is not on a corner, 6m for streets in a Road Zone Category 1, and 4m for other streets. • Where the site is on a corner: 	<p>No</p> <p>The proposal requires a minor variation to the front setback of less than 300mm. However, compliance should be achieved given the unconstrained nature of the site and to maximise landscaping opportunities. The officer recommendation includes a condition requiring compliance.</p>	<p>Yes</p>

<ul style="list-style-type: none"> • If there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the adjacent building facing the front street, or 9m, whichever lesser. • Where the site is on a corner and there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, and 4m for other streets. • Regarding setbacks from a side street, walls should be setback the same distance as the setback of the front wall of any existing building on an abutting lot facing the side street, or 3m in the case of a front wall of the proposed development and 2m in the case of a side wall of the proposed development, whichever is the lesser. <p><i>Note: Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach <2.5m into the setbacks.</i></p>		
<p>Building Height Objective</p> <ul style="list-style-type: none"> • Building height to respect existing/preferred neighbourhood character. <p>Standard B7</p> <ul style="list-style-type: none"> • The maximum building height <u>should</u> not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. 	<p>Yes</p> <p>The maximum height will be 10.4 metres which is less than the 11 metres allowed under the Zone. The height fits in with the varied heights in the street comprising 1,2 and 3 storey development.</p>	<p>Yes</p>

<ul style="list-style-type: none"> Change of building height between existing buildings and new buildings <u>should</u> be graduated. 		
<p>Site Coverage Objective</p> <ul style="list-style-type: none"> Site coverage to respect existing/preferred neighbourhood character and respond to the features of the site. <p>Standard B8</p> <ul style="list-style-type: none"> Site cover <u>should</u> be <60%. 	<p>Yes</p> <p>The site coverage is 59%</p>	<p>Yes</p>
<p>Permeability Objectives</p> <ul style="list-style-type: none"> Reduce impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. <p>Standard B9</p> <ul style="list-style-type: none"> >20% of the site <u>should</u> be pervious. 	<p>Yes</p> <p>20% of the site will be permeable surfaces.</p>	<p>Yes</p>
<p>Energy Efficiency Objectives</p> <ul style="list-style-type: none"> 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>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Orientated to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the 	<p>Yes</p> <p>The development has maximised solar access to as many of the apartments as possible, acknowledging some apartments face south which is unavoidable given the building typology chosen.</p>	<p>Yes</p>

<p>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.</p>		
<p>Open Space Objective</p> <ul style="list-style-type: none"> Integrate with any public or communal open space provided in or adjacent to the development. <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> Be substantially fronted by dwellings. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable. 	<p>No No communal open space is proposed.</p>	<p>Yes</p>
<p>Safety Objective</p> <ul style="list-style-type: none"> Provide for the safety and security of residents and property. <p>Standard B12</p> <ul style="list-style-type: none"> Entrances <u>should</u> not be obscured or isolated. Avoid planting which creates unsafe spaces. Good lighting, visibility and surveillance. Protected from inappropriate public access. 	<p>Yes The apartments along the street frontages will have secure front yards with fences. The other apartments will be accessed from a central accessway accessed from the street and the basement car park.</p>	<p>Yes</p>
<p>Landscaping Objectives</p>	<p>Yes subject to conditions The submitted landscape plan provides an acceptable outcome. The plan will need to be amended in</p>	<p>Yes</p>

<ul style="list-style-type: none"> • To respect the landscape character of the neighbourhood. • To provide appropriate landscaping. • To encourage the retention of mature vegetation. <p>Standard B13 Landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> • Protect any landscape features of the neighbourhood. • Take into account the soil type and drainage patterns. • Allow for intended vegetation growth and structural protection of buildings. • Provide a safe, attractive and functional environment. • Provide for retention/planting of trees, where these are part of the neighbourhood character. • Replace any significant trees removed in previous 12 months. • The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. 	<p>accordance with the condition 1 requirements included in the officer recommendation.</p>	
<p>Access Objectives To ensure number and design of crossovers respects the neighbourhood character.</p> <p>Standard B14 The width of accessways or car spaces <u>should</u> not exceed:</p> <ul style="list-style-type: none"> • 33% of frontage if the width of a frontage; or 	<p>Yes Access is proposed from a single crossover off The Avenue into the basement car park. The redundant crossovers will be reinstated as curb and channel.</p>	<p>Yes</p>

<ul style="list-style-type: none"> 40% of frontage if the width of the frontage is <20m. <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <ul style="list-style-type: none"> The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles. 		
<p>Parking Location Objectives</p> <ul style="list-style-type: none"> Provide convenient parking. Protect residents from vehicular noise. <p>Standard B15 Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient. Be secure. Be well ventilated if enclosed. Shared accessways/car parks should be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway. 	<p>Yes, subject to conditions</p> <p>The car parking is located within a basement car park. Pedestrian access to the basement will be via stairs and lifts. Appropriate ventilation is provided. Habitable room windows impacted by the accessway to the basement are required to be reorientated via permit conditions of the officer recommendation.</p>	<p>Yes</p>

Amenity Impacts	Clause 55.04	
Title & Objective & Standard	Standard Met?	Objective Met?
<p>Side And Rear Setbacks Objective</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits 	<p>No</p> <p>Minor variations are required for the second floor. The variations are considered acceptable.</p> <p>The rear of the site has a lane way abuttal which is provide additional setback for the dwellings on the opposite side of the lane.</p> <p>To the east of the site the development is opposite a vehicular accessway which is a non sensitive interface.</p>	<p>Yes</p>

the impact on the amenity of existing dwellings.

Standard B17

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

1. At least the distance specified in a schedule to the zone, or
2. If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
3. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.
4. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Ground		
	Required	Proposed
South orientation (Rear)	1m	1.46m
East orientation (Side)	1m	1.105m
West orientation (Side)	1m	4.335m
First		
	Required	Proposed
South orientation (Rear)	2.28m	2.45m
East orientation (Side)	2.28m	1.95m
West orientation (Side)	2.28m	3.245m
Second		
	Required	Proposed
South orientation (Rear)	5.49m	5.285m
East orientation (Side)	5.49m	4.325m
West orientation (Side)	5.49m	4.335m

Walls On Boundaries Objective

- To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood

Yes
No walls on boundaries are proposed.

Yes

character and limits the impact on the amenity of existing dwellings.

Standard B18

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:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 1. 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 2. Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.
 3. 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.
 4. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or

<p>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.</p> <p>Note: A building on a boundary includes a building set back up to 200mm from a boundary.</p>		
<p>Daylight To Existing Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. <p>Standard B19</p> <ul style="list-style-type: none"> Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window, of at least 3m² and 1m clear to the sky. The area may include land on the abutting lot. Walls or carports >3m height opposite an existing habitable room window <u>should</u> be setback from the window at least 50% of the height of the new wall if the wall is within a 55o arc from the centre of the existing window. The arc may be swung to within 35o of the plane of the wall containing the window. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Yes</p> <p>All windows on adjoining properties are provided with an appropriate light court in accordance with this standard.</p>	<p>Yes</p>
<p>North-Facing Windows Objective</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Yes</p> <p>There are no north facing windows within 3 metres of the proposed development.</p>	<p>Yes</p>

<p>Standard B20</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p><i>Note: A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</i></p>		
<p>Overshadowing Open Space Objective</p> <ul style="list-style-type: none"> To ensure buildings do not unreasonably overshadow existing secluded private open space. <p>Standard B21</p> <ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75% or 40m² with a minimum dimension of 3m, whichever is lesser, of the secluded open space <u>should</u> receive a minimum of 5hrs sunlight between 9am and 3pm on the 22 Sept. If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this standard, the amount of sunlight <u>should not</u> be further reduced. 	<p>Yes subject to condition</p> <p>Two properties are impacted by additional shadowing as a result of the application. No 17 and 19 The Avenue which are located to the west of the subject site will received shadowing before 11am.</p> <p>No 19. At 9am the entire area of SPOS is in shadow. By 10 am the area of SPOS that not in shadow has an area of 24 sqm and the increased area of shadowing is 8.41 sqm. Given the unconstrained nature of the site, compliance should be achieved. A condition of the recommendation requires compliance.</p> <p>No.17 Additional shadows are cast on No.17 at 9am, however by 10 am there is no additional overshadowing impacting on this site. The development complies with the standard in relation to this property.</p>	<p>Yes</p>
<p>Overlooking Objective</p>	<p>Yes</p>	<p>Yes</p>

<ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. <p>Standard B22</p> <ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc <u>should</u> avoid direct view to secluded private open space and habitable room windows of an existing dwelling within 9m, and a 45° arc from the window, balcony etc. <p>The window, balcony etc may:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p><i>Note: Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</i></p> <p><i>Note: Does not apply to a new habitable room window, balcony, terrace etc which faces a property boundary where there is a visual barrier at least 1.8m high and the floor level of the habitable room, balcony, terrace etc is less than 0.8m above ground level at the boundary.</i></p>	<p>The development utilises a range of measures to ensure that there will not be any unreasonable overlooking into adjoining areas of SPOS. Windows will be either screened or have planter boxes to obscure views.</p>	
<p>Internal Views Objective</p> <ul style="list-style-type: none"> To limit overlooking within a development. <p>Standard B23</p> <ul style="list-style-type: none"> Windows and balconies <u>should</u> prevent overlooking 	<p>Yes</p> <p>There are no opportunities for unreasonable internal views across the development.</p> <p>The location of balconies and screening ensures that views are not possible between different apartments.</p>	<p>Yes</p>

<p>of 50% plus of the secluded private open space of a lower-level dwelling directly below and in the same development.</p>		
<p>Noise Impacts Objectives</p> <ul style="list-style-type: none"> To contain noise sources. To protect residents from external noise. <p>Standard B24</p> <ul style="list-style-type: none"> Mechanical plant etc <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. 	<p>Yes</p> <p>The proposal will not result in any unreasonable noise to the surrounding residential properties and will only create noise typical of medium density residential development.</p> <p>The mechanical plant is appropriately located on the roof of the development.</p> <p>No noise sources from off the site will impact any of the new apartments.</p>	<p>Yes</p>

<p>On-site Amenity and Facilities</p>	<p>Clause 55.05</p>	
<p>Title & Objective & Standard</p>	<p>Standard Met?</p>	<p>Objective Met?</p>
<p>Accessibility Objective</p> <ul style="list-style-type: none"> To consider the needs of people with limited mobility. <p>Standard B25</p> <ul style="list-style-type: none"> Ground floor entries <u>should</u> be accessible to people with limited mobility. 	<p>Yes</p> <p>Ground floor entries can readily be made accessible to people with limited mobility.</p> <p>The main entry to the other apartments is at street level and has a access ramp</p>	<p>Yes</p>
<p>Dwelling Entry Objective</p> <ul style="list-style-type: none"> To provide each dwelling with its own sense of identity. <p>Standard B26</p> <ul style="list-style-type: none"> Entries <u>should</u> be visible and easily identifiable from streets and public 	<p>Yes , subject to conditions</p> <p>The discussion plans show that each dwelling at ground level facing the street will have a readily identifiable entry to the street.</p> <p>The entries have a small canopy over the doorway.</p> <p>The entry to the other apartments is readily identifiable in the centre of the site.</p>	<p>Yes</p>

<p>areas, and provide shelter and a sense of personal address.</p>	<p>Conditions on the officer recommendation will require changes to the plans in accordance with the condition plans.</p>	
<p>Daylight To New Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard B27 A window in a habitable room <u>should</u> face:</p> <ul style="list-style-type: none"> An outdoor space clear to sky or a light court with 3m²+ and minimum dimension of 1m, not including land on an abutting lot, or A verandah if it is open for at least 1/3rd of its perimeter, or A carport if it has 2 or more open sides and is open for at least 1/3rd of its perimeter. 	<p>No</p> <p>All new windows are located to allow adequate access to daylight with the exception of Bedroom 1 of Ground floor apartment G.02 which is located below an over hanging section of the upper levels.</p> <p>While this is not an ideal outcome, the remainder of windows in the living spaces of this apartment comply with the standard and so do all other windows across the broader development site. The window is north facing which assists in achieving acceptable amenity. The window is also facing the street with no development blocking daylight.</p> <p>It is considered that 1 window on a development of this scale is an acceptable variation to the standard.</p>	<p>Yes</p>
<p>Private Open Space Objective</p> <ul style="list-style-type: none"> To provide open space for the reasonable needs of residents. <p>Standard B28 A dwelling <u>should</u> have private open space of:</p> <ul style="list-style-type: none"> 40m² with one part secluded and private at the side/rear with a minimum 25m² and a minimum dimension of 3m, or A balcony of 8m² with a minimum width of 1.6m, or A roof top area of 10m² with a minimum width of 2m. <p>All with convenient access from a living room.</p>	<p>Yes</p> <p>All apartments are provided with an appropriate area of POS.</p> <p>Ground floor apartments are provided with generous spaces accessed off a living room ranging in area from 28-98 sqm.</p> <p>Apartments above ground floor have been provided with balconies which comply with the minimum area and dimension requirements.</p>	<p>Yes</p>
<p>Solar Access To Open Space Objective</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space. 	<p>No</p> <p>Most apartments have been designed to allow solar access to the secluded private open space.</p> <p>Due to the orientation of the site, the apartments on the south elevation are not able to comply. This is an unavoidable outcome but only applies to two apartments</p>	<p>Yes</p>

<p>Standard B29</p> <ul style="list-style-type: none"> Private open space <u>should</u> be located on the north side. The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2m +0.9h), where 'h' is the height of the wall. 	<p>on each level of the development. It is considered that this is an acceptable outcome and the objective is met.</p>	
<p>Storage Objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. <p>Standard B30</p> <ul style="list-style-type: none"> Each dwelling <u>should</u> have convenient access to at least 6m³ of externally accessible, secure storage space. 	<p>Yes Each apartment has access to 6 cubic metres of storage located within the basement.</p>	<p>Yes</p>

Detailed Design

Clause 55.06

Title & Objective & Standard	Standard Met?	Objective Met?
<p>Detail Design Objective</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing/preferred neighbourhood character. <p>Standard B31</p> <p>The design <u>should</u> respect the existing/preferred neighbourhood character, including:</p> <ul style="list-style-type: none"> Facade articulation and detailing. Window and door proportions. Roof form. Verandahs, eaves and parapets. Garages and carports should be visually compatible with the development and the existing/preferred neighbourhood character. 	<p>Yes subject to condition to reflect changes shown on the discussion plans. These plans strengthen the verticality of the building, provide dwelling entries at ground level to the street and lower the front fence.</p>	<p>Yes</p>

<p>Front Fences Objective</p> <ul style="list-style-type: none"> • Front fences to respect the existing/preferred neighbourhood character. <p>Standard B32</p> <ul style="list-style-type: none"> • Front fences <u>should</u> complement the design of the dwelling and any front fences on adjoining properties. <p>A front fence within 3m of a street <u>should</u> not exceed:</p> <ul style="list-style-type: none"> • 2m height for streets in a Road Zone, Category 1, or • 1.5m height for any other street. 	<p>No</p> <p>The development proposes a front fence that is varied in height but mostly around 1.8 metres. Various services are required to be located along the street frontage including the Mains water supply, Fire Booster and Gas connections. These services are within enclosures that are up to 1.8 metres high.</p> <p>The discussion plans improve the front fence by making it more transparent and lowering the height.</p>	<p>Yes subject to condition</p>
<p>Common Property Objectives</p> <ul style="list-style-type: none"> • Communal areas to be practical, attractive and easily maintained. • To avoid future management difficulties in common areas. <p>Standard B33</p> <ul style="list-style-type: none"> • Delineate public, communal and private areas. • Common property to be functional and capable of efficient management. 	<p>Yes</p> <p>The communal areas are clearly separated from the private areas.</p> <p>The areas are functional and easily serviced.</p>	<p>Yes</p>
<p>Site Services Objectives</p> <ul style="list-style-type: none"> • To ensure site services can be installed and easily maintained. • To ensure site facilities are accessible, adequate and attractive. <p>Standard B34</p> <ul style="list-style-type: none"> • Dwellings should provide sufficient space and facilities for services to be installed and maintained efficiently and economically. 	<p>Yes</p> <p>Site services are located along the frontage of the site to meet the needs of the service authorities.</p> <p>Bin and recycling enclosures are provided in the basement and have been reviewed by Councils waste team.</p> <p>Mail boxes are located along the central accessway within close proximity to the street.</p>	<p>Yes</p>

<ul style="list-style-type: none"> Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. 		
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Apartment Developments	Clause 55.07	
Title & Objective & Standard	Standard Met?	Objective Met?
<p>55.07-1 Energy efficiency objectives</p> <ul style="list-style-type: none"> 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. To ensure dwellings achieve adequate thermal efficiency. <p>Standard B35</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <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 optimised.</p> <p>Dwellings located in a climate zone identified in Table B4 should not exceed the maximum NatHERS annual cooling load specified in the following table.</p>	<p>Yes subject to condition</p> <p>The application was referred to Councils ESD officers who suggested the development almost achieved an appropriate ESD outcome. A condition of the permit will require an update ESD report.</p>	<p>Yes</p>

Table B4 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² 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

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

55.07-2 Communal open space objective

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, functional, and is easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances residential amenity.

Standard B36

- A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
- If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.
- 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.

Communal open space should:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.
- Be located to:
 - Provide passive surveillance opportunities, where appropriate.
 - Provide outlook for as many dwellings as practicable.
 - Avoid overlooking into habitable rooms and private open space of new dwellings.
 - Minimise noise impacts to new and existing dwellings.

No

No communal open space has been provided as part of the proposal. For a 34 dwelling proposal, 115 sq m of communal open space would be required to meet the standard.

The subject site is located within proximity of public open space with William Street reserve located 200 metres to the west.

Each dwelling has also been provided with an appropriate area of private open space.

Yes

<p>55.07-3 Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> To allow solar access into communal outdoor open space. <p>Standard B37</p> <ul style="list-style-type: none"> The communal outdoor open space should be located on the north side of a building, if appropriate. 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>N/A</p> <p>No communal open space is provided.</p>	<p>No</p>
<p>55.07-3 Landscaping objective</p> <ul style="list-style-type: none"> To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat. <p>Standard B38</p> <p>Development should retain existing trees and canopy cover.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>Development should:</p> <ul style="list-style-type: none"> 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. Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> 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. Consistent with the canopy diameter and height at maturity specified in Table B7. Located in communal outdoor open space or common areas or street frontages. Comprise smaller trees, shrubs and ground cover, including flowering native species. Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. 	<p>No</p> <p>No significant vegetation will be removed from the site to facilitate the development.</p> <p>The development provides an area of deep soil planting of 153 sqm with a minimum dimension of 6m. This is a minor short fall of the 176sqm required by the standard.</p> <p>It is considered that the variation is acceptable as there is sufficient space across the site to provide canopy trees capable of softening the built form of the development when viewed from various perspectives.</p>	<p>Yes</p>

- 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.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Table B5 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees

Tree type	Tree in deep soil	Tree in planter	Depth of planter soil
	Area of deep soil	Volume of planter soil	
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres	64 cubic metres	1.5 metre

Tree type	Tree in deep soil	Tree in planter	Depth of planter soil
	Area of deep soil	Volume of planter soil	
	(min. plan dimension 6.5 metres)	(min. plan dimension of 6.5 metres)	

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

Table B7 Tree types

Tree types	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

<p>55.07-5 Integrated water and stormwater management objectives</p> <ul style="list-style-type: none"> • To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. • To facilitate stormwater collection, utilisation and infiltration within the development. • 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>Standard B39</p> <ul style="list-style-type: none"> • Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> • 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) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>Yes subject to condition</p> <p>The application was supported by a ESD report including a STORM report. The report demonstrated that the proposal would achieve a score of 106% which is an acceptable outcome.</p> <p>The development would utilise rainwater tanks connected to the total roofed area of the building which has a area of 976 sqm. The retained water would be connected to toilets and rain gardens</p> <p>A condition is included which will require maintenance details.</p>	<p>Yes</p>
<p>55.07-6 Access objective</p> <ul style="list-style-type: none"> • To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. • To ensure that vehicle crossovers are designed and located to minimise visual impact. <p>Standard B40</p> <p>Vehicle crossovers should be minimised.</p> <p>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.</p> <p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Development must provide access for service, emergency and delivery vehicles.</p>	<p>Yes</p> <p>The single crossover off The Avenue which provides access to the basement car park is acceptable and does not dominate the streetscape given the 36 metre wide frontage.</p> <p>The crossover has appropriate sightlines and will not impact on pedestrian safety.</p> <p>The removal of two existing crossovers will ensure that there is a net gain of on street car parking spaces.</p> <p>The basement garage has space for delivery vehicles and private waste collection will be undertaken from the basement .</p> <p>Ambulances would also be able to access the basement.</p>	<p>Yes</p>

55.07-7 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external and internal noise sources.

Standard B41

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

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.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table B6 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Yes

The mechanical plant is located on the roof of the development and will not impact unreasonably on the new or existing dwellings. The layout of the building will not result in unreasonable transmission of noise within the site. The layout provides good separation between sensitive rooms.

Yes

55.07-8 Accessibility objective

- To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B42

Yes

26 of the 34 apartments have been designed to comply with the access requirements.

Yes

- At least 50 per cent of dwellings should have:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - 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.
 - A main bedroom with access to an adaptable bathroom.
 - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7.

Table B7 Bathroom design

	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"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>
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.

- 55.07-9 Private open space objective**
- To provide adequate private open space for the reasonable recreation and service needs of residents.
- Standard B43**
- A dwelling should have private open space consisting of at least one of the following:
- 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.
 - 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.
 - 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.

Yes
All dwellings have been provided with an appropriate area of open space

Yes

<ul style="list-style-type: none"> 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. 																	
<p>55.07-10 Storage objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. <p>Standard B44</p> <ul style="list-style-type: none"> Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9. <p>Table B9 Storage</p> <table border="1" data-bbox="209 741 802 927"> <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	<p>Yes</p> <p>All dwellings have been provided with an appropriate area of storage located within the basement car park. Appropriate storage has also been included within each dwelling. A total of 18 cubic metres is provided for each dwelling which exceeds the area required by the standard.</p>	<p>Yes</p>
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>55.07-11 Waste and recycling objectives</p> <ul style="list-style-type: none"> 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>Standard B45</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> Waste and recycling enclosures which are: <ul style="list-style-type: none"> Adequate in size, durable, waterproof and blend in with the development. Adequately ventilated. Located and designed for convenient access by residents and made easily accessible to people with limited mobility. Adequate facilities for bin washing. These areas should be adequately ventilated. 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. Collection, storage and reuse of garden waste, including opportunities for on-site treatment, 	<p>Yes</p>	<p>Yes</p>															

<p>where appropriate, or off-site removal for reprocessing.</p> <ul style="list-style-type: none"> • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 																				
<p>55.07-12 Functional layout objective</p> <ul style="list-style-type: none"> • To ensure dwellings provide functional areas that meet the needs of residents. <p>Standard B46</p> <p>Bedrooms should:</p> <p>Meet the minimum internal room dimensions specified in Table B12</p> <p>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</p> <table border="1" data-bbox="209 1317 807 1550"> <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="209 1724 807 1921"> <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	<p>Yes , subject to conditions</p> <p>All bedrooms have been designed in accordance with this standard.</p> <p>The living area for Apartment G.04 is too small and doesn't comply with the standard. The discussion plans resolve this concern by making the apartment a one bedroom and increasing the living area.</p>	<p>Yes</p>
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																		

<p>55.07-13 Room depth objective</p> <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms. <p>Standard B47</p> <ul style="list-style-type: none"> Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	<p>Yes</p> <p>All of the room depths comply with this standard. Room depths can be up to 9 metres as the ceiling heights will be 2.7 metres.</p>	<p>Yes</p>
<p>55.07-14 Windows objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. <p>Standard B48</p> <ul style="list-style-type: none"> Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>Yes</p> <p>All habitable room windows comply with this standard.</p>	<p>Yes</p>
<p>55.07-15 Natural ventilation objectives</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. <p>Standard D49</p> <ul style="list-style-type: none"> The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: 	<p>Yes subject to conditions</p> <p>The apartments have been designed to maximise ventilation with openable windows and sliding doors opening to ground floor open space and upper level balconies.</p> <p>Only 10 of the apartments (29%) comply with the standard. A condition is included in the officer recommendation to achieve compliance with the standard.</p> <p>This can be readily achieved through the provision of highlight windows to Bedroom 2 of 4 extra apartments.</p>	<p>Yes</p>

<ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling</p>		
<p>55.07-16 Building entry and circulation objectives</p> <ul style="list-style-type: none"> • 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>Standard B50</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. <p>Provide common areas and corridors that:</p> <ul style="list-style-type: none"> • Include at least one source of natural light and natural ventilation. • Avoid obstruction from building services. • Maintain clear sight lines. 	<p>Yes subject to condition</p> <p>The ground floor apartments have all been provided with an entry from the Avenue on the discussion plans.</p> <p>The main building entry has a good sense of address and is readily identifiable in the middle of the façade.</p> <p>A light court has been provided to the lift area which will provide light and ventilation to the internal accessway.</p> <p>Clear sightlines are provided along the internal accessways.</p> <p>A condition of the officers recommendation will require the plans to be amended in accordance with the discussion plans which improve the building entry outcomes.</p>	<p>Yes</p>
<p>55.07-17 Integration with the street objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. • To support development that activates street frontages. <p>Standard B51</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>Along street frontages, development should:</p>	<p>Yes subject to condition</p>	<p>Yes</p>

<ul style="list-style-type: none"> • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. <p>Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.</p>		
<p>55.07-18 Site services objective</p> <ul style="list-style-type: none"> • To ensure that site services are accessible and can be easily installed and maintained. • To ensure that site services and facilities are visually integrated into the building design or landscape. <p>Standard B52</p> <p>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</p> <p>Meters and utility services should be designed as an integrated component of the building or landscape.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.</p>	<p>Yes</p> <p>Site service are located along The Avenue street frontage. The mains water, fire suction booster, feeder pillar and gas supply have all been located for ease of access and to the specifications of the various service authorities.</p> <p>While the service location is not ideal, effort has been made to integrate the structures into the overall design.</p>	<p>Yes</p>
<p>55.07-19 External walls and materials objective</p> <ul style="list-style-type: none"> • To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. • To ensure external walls endure and retain their attractiveness. <p>Standard B53</p> <p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. <p>External wall design should facilitate safe and convenient access for maintenance.</p>	<p>Yes subject to conditions</p> <p>The external materials and finishes schedule is generally appropriate and sympathetic to surrounding development.</p> <p>Materials will consist of face brick work, render of various colours and seam cladding.</p> <p>The materials are commonly used and will be resilient to wear and weathering.</p> <p>A condition will be included in the officers recommendation to amend the materials shown on the discussion plans. The dark colour render on the outside of the vertical elements along the frontage of the building, will be</p>	<p>Yes</p>

	<p>changed to brick at ground and first floor. the brick will wrap around the side elevations for a depth of 1 apartment.</p> <p>The central section of the building above the entry which is also finished in dark render will be required to be changed to the axon cladding above the entry to give a more consistent form.</p> <p>This will provide a higher quality, more robust and durable appearance.</p>	
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