Date: REV C – 17/12/2024

Total Site Area: 5106sqm (Lot 955 Stanmore Blvd)

Zone: R60

PART C (Medium Density) and PART D (Land)

<table>
<tr><th>Element</th><th>Design Response</th><th>2023 Medium Density R-codes requirements (relevant only)
Deemed-to-Comply (C) and/or Design Principles (P)</th><th>Notes</th></tr>
<tr><td colspan="4">PART D</td></tr>
<tr><td>PART D 1.1 Site Area</td><td>Site Area
C1.1.1 Site Area permits a total dwelling yield of 60 dwellings. The design provides for 36 dwellings, confirming that the site has appropriate density and has not been overdeveloped.
C1.1.2 The actual FECA and site areas for each of the Buildings and dwellings (Unit #) is outlined below, including an average size for each Building. This confirms that the development achieves the minimum required average site area, noting that the average is slightly more generous than 85m2 because all the dwellings achieve Gold Liveable Standard:
<table>
<tr><th>Building #/Unit #</th><th>FECA m2</th><th>Site Area (inc private outdoor space) m2</th></tr>
<tr><td>1/1</td><td>87</td><td>98</td></tr>
<tr><td>1/2</td><td>87</td><td>115</td></tr>
<tr><td>1/3</td><td>75</td><td>87</td></tr>
<tr><td>1/4</td><td>87</td><td>117</td></tr>
<tr><td>1/5</td><td>87</td><td>100</td></tr>
<tr><td>1/6</td><td>87</td><td>98</td></tr>
<tr><td>1/7</td><td>87</td><td>98</td></tr>
<tr><td>1/8</td><td>75</td><td>83</td></tr>
<tr><td>1/9</td><td>87</td><td>97</td></tr>
<tr><td>1/10</td><td>87</td><td>97</td></tr>
<tr><td>AVERAGE</td><td>84.6m2</td><td>99m2</td></tr>
</table></td><td>Site Area
C1.1.1 Site area as per Table D. R60 multiple dwelling requires average 85sqm.
To calculate dwelling yield= lot area /average site area
[5100/85 = 60 total dwellings permitted]</td><td></td></tr>
</table>

Building #/Unit #	FECA	Site Area (inc private outdoor space)
2/1	77	87
2/2	75	102
2/3	87	122
2/4	74	86
2/5	87	113
2/6	77	109
2/7	77	87
2/8	75	84
2/9	87	98
2/10	74	83
2/11	87	97
2/12	77	92
AVERAGE	**79.5m2**	**97m2**

Building #/Unit #	FECA	Site Area (inc private outdoor space)
3/1	75	84
3/2	102	115
3/3	79	84
3/4	75	84
3/5	102	115
3/6	75	84
AVERAGE	**84.6m2**	**94.3m2**

Building #/Unit #	FECA	Site Area (inc private outdoor space)
4/1	79	95
4/2	80	107
4/3	93	108
4/4	87	106
4/5	79	88
4/6	80	89
4/7	93	104
4/8	87	98
AVERAGE	**84.75m2**	**99.3m2**

Site Area Variations

C1.1.7 Site area concessions are not utilised

PART C 1.0 THE GARDEN			
PART C 1.1 Private open space	**C1.1.3** Building One – all ground floor dwellings have compliant private open garden space co-located with primary indoor living areas. First floor dwellings have private balconies (min. 10m2 for 2-bed units and 8m2 for 1 bed units) Building Two – all ground floor units have compliant private open garden space co-located with primary indoor living areas. First floor dwellings have private balconies (min. 10m2 for 2-bed units and 8m2 for 1 bed units) Building Three - all ground floor dwellings have compliant private open garden space co-located with primary indoor living areas. Check B3U1 for achieving 3m min. dimension. First floor dwellings have private balconies (min. 10m2 for 2-bed units and 8m2 for 1 bed unit) Building Four - all ground floor dwellings have compliant private open garden space co-located with primary indoor living areas. First floor dwellings have private balconies (min. 10m2 for 2-bed units and 8m2 for 1 bed units) **C1.1.4** All balconies meet the requirement to be unscreened for at least 25% of the total perimeter of the balcony. Refer to the attached Screening Compliance Tables for verification. Balconies also include Green Screens (open trellises to allow vertical green walls) but as these are open aspect architectural features with large apertures, they have been assessed separately. Privacy screens have been implemented as required to address requirements of C3.10.6. **P1.1.1** All dwellings have direct access to suitably sized and oriented private open space	**C1.1.3** For multiple dwellings, a minimum of one private open space area provided for the exclusive use of each dwelling. For a one-bedroom dwelling, this private open space shall be a min. 8m2 with a minimum dimension of 2m. For a two-bedroom dwelling, this private open space shall be a min. 10m2 with a minimum dimension of 2.4m. Ground floor dwellings shall have 15m2 per dwelling, with a minimum dimension of 3m. **C1.1.4** Balconies are to be unscreened for at least 25% of the total perimeter of the balcony. **P1.1.1** Dwellings are designed to have direct access to private open space which provides for entertaining, leisure and connection to the outdoors that is of sufficient size and dimension to be functional and useable for the intended number of occupants; is sited, oriented and designed for occupant amenity including consideration for solar access and natural ventilation appropriate to the climatic region; and, capable of use in conjunction with primary living space of the dwelling. **P1.1.2** Private open spaces allow for sufficient uncovered area to permit winter sun and natural ventilation into the dwelling and provide for soft landscaping, including the planting of trees and deep soil areas. **P1.1.3** Balconies balance the need for outlook, solar access and natural ventilation with visual privacy considerations, acoustic and noise impacts and local climatic considerations. **P.1.1.4** Increasing the area of communal open space commensurate with a decrease in private open space	Landscape Plan L.10 and L.12 shows private garden space allocations and setbacks from street (include dimensions of courtyard sizes and balcony sizes to demonstrate compliance)

	P.1.1.2 Private open spaces on the ground floor have a mixture of covered areas and garden spaces open to the sky, allowing for all weather use. **P1.1.3** Balconies typically have roof cover to allow for weather protection, noting Albany has more need for rain and wind protection in winter and spring than sun protection in summer. **P1.1.4** Communal spaces that are accessible for all occupants have been provided for each Building including common areas for bin storage, clothes drying and mailboxes, complemented by landscaped gardens and circulation areas. Carpark areas are also communal, and all combined common spaces encourage everyday incidental interaction between neighbours. Common garden spaces are used at the street interface to setback private outdoor spaces and present a unified visual landscaped precinct. Most of the soft landscaping is in the communal space and managed by the landlord for the common benefit of the social housing tenants.	where there is an explicit intent to facilitate communal living and it can be demonstrated that the communal open space is of high amenity with quality landscaping, is easily accessible and equitable for all dwellings and meets the needs of occupants and provides opportunities for social interaction	
1.2 Trees, deep soil area and landscaping	The Landscape Plan outlines proposed landscaping approach, which includes landscaping on the subject site A total of 70 small-sized trees and 17 medium-sized trees have been provided across the site, which exceeds the minimum of 12 medium trees to be provided. The development proposes a number of the medium trees to be provided in the verge (subject to Verge Development Approval with City of Albany) utilizing tree species that are already consistently used as street trees withing the vicinity.	**C1.2.1** requires the development to provide a minimum of 15% soft landscaping per site with a minimum dimension of 1m. **C1.2.2** The primary street setback is to provide a minimum of 30% soft landscaping. **C1.2.3** The communal street and communal open space is landscaped and provided with adequate lighting to pathways and vehicle access areas. **C1.2.4** Minimum number of trees to be planted is 2 x medium trees for first 1000m2 of lot size (or 1 x large tree	Landscape Plan L.10 demonstrates the calculation of Deep Soil areas, Landscape Areas whilst Landscape Plan L.11 and L.12 shows the proposed tree plantings and selections.

	The total area of soft landscaping is 19% which exceeds the minimum requirement of 15%. The primary street setback provides 67% soft landscaping which exceeds the minimum requirement of 30%.	and 1 x small tree) plus 1 x medium tree per 400m2. (5106m2 lot size = 12 medium trees) Deep soil areas of 36m2 (3m minimum dimension) to be provided for each medium tree. **C1.2.8** A landscape Plan is to be provided for developments with five or more multiple dwellings.	
1.3 Communal open space	The Landscape Plan demonstrates the location of Communal Open Space which achieves a total area of 513m2, comprising a mixture of both hard and soft landscaping areas. Communal Open Space has been positioned as the key interface between the carpark/arrival zone to each building and the private entry access points to each dwelling, creating a high-quality space that all tenants can interact with as part of their daily routine, and with direct functional access to other communal facilities including bike storage, mailbox, clotheslines and bins. The Communal Open space is landscaped and includes soft planting, trees and street furniture appropriate for a residential development. Consideration has been given to managing noise, privacy and odours.	**Only applies to Multiple Dwellings** **C1.3.1** Communal open space is provided for multiple dwellings in accordance with Table 1.3a, which states, for more than 10 dwellings, 6m2 of communal open space shall be provided per dwelling, up to a maximum of 300m2, with a minimum dimension of 4m. The communal open space shall be located in common property and behind the primary street setback line; it shall be universally accessible to all occupants. **C1.3.2** Communal open space to be separated or screened from potential sources of noise or odour. **C1.3.3** Communal open space is designed and oriented to minimize the impacts of noise, odour, light spill and overlooking to residential areas	Landscape Plan L.11 demonstrates the calculation of Communal Open Space.
1.4 Water management and conservation	The proposed stormwater solution includes a mixture of diversion, catchment and infiltration/soak wells (using some permeable finishes around protected root zones) and complies with these requirements. The stormwater system will be designed by a professional civil/hydraulics consultant.	**C1.4.1** requires all water draining from roofs, driveways, communal streets and other impervious surfaces to be retained onsite, with run-off directed to garden areas, rainwater tanks and soak wells, appropriate to climatic, local soil and groundwater conditions.	Refer to Preliminary Stormwater design drawings provided by Civil engineer
PART C – 2.0 THE BUILDING			
2.1 Size and layout of dwellings	**Primary living spaces**	**Primary living spaces**	

	C2.1.1 Each dwelling complies with the requirements for primary living spaces, with the smallest living spaces having a minimum dimension of 4.3m, and the average dimension being 4.8m. **C2.1.3** All primary living spaces have a direct physical and visual relationship with the private open space for each dwelling. **Habitable Rooms** C2.1.5 Bedroom sizes comply and are all typically 11 or 12m2 with a minimum dimension of 3m. **C2.1.6** Minimum ceiling heights are compliant, with all dwellings having standard 2.7m floor-to ceiling heights. Bathrooms and other non-habitable spaces have ceiling heights of 2.4m. **Dwelling size and mix** Minimum dwelling areas for units (excluding private outdoor open space) are as follows: <u>Building 1</u> 1 Bedroom unit: 75m2 2 Bedroom unit: 87m2 <u>Building 2</u> 1 Bedroom unit: ranging from 74 - 77m2 2 Bedroom unit: 87m2 <u>Building 3</u> 1 Bedroom unit: ranging from 75 - 79m2 2 Bedroom unit: 102m2 <u>Building 4</u> 1 Bedroom unit: ranging from 79 - 80m2	**C2.1.1** Each dwelling has one room that is the designated primary living space that can accommodate a dimension of at least 3.8m x 3.8m **C2.1.3** In multiple dwellings, the primary living space shall have direct physical and visual relationship with the private open space **Habitable Rooms** **C2.1.5** Bedrooms to have a minimum internal floor area of 9m2 with a minimum dimension of 2.7m **C2.1.6** Applies to multiple dwellings only, minimum ceiling heights for habitable rooms is 2.65m and all non-habitable rooms is 2.4m **Dwelling Size and mix** **C2.1.7** Multiple dwellings are to provide minimal internal floor areas of 47m2 for a 1-bedroom unit and 67m2 for a 2-bedroom/1-bathroom unit. **C2.1.8** Where more than 10 multiple dwellings are proposed, no more than 80% of dwellings have the same number of bedrooms. **Storage** **C2.1.9** Each one-bedroom dwelling has exclusive use of dedicated storage area of min size 3m2 and min. dimension of 1.5m and accessible via an opening that does not open inwards. Each two-bedroom dwelling has exclusive use of dedicated storage area of min size 4m2 and min. dimension of 1.5m and accessible via an opening that does not open inwards.	

	2 Bedroom unit: ranging from 87 - 93m2 Therefore, all dwelling sizes comply. **C2.1.8** Of the total 36 units the dwelling yield is as follows: <u>Building One (10 units total)</u> 1-bedroom Units: 2 x units (20%) 2-bedroom Units: 8 x units (80%) <u>Building Two (12 units total)</u> 1-bedroom Units: 8 x units (66%) 2-bedroom Units: 4 x units (33%) <u>Building Three (6 units total)</u> 1-bedroom units: 4 x Units (66%) 2-bedroom Units: 2 x Units (33%) <u>Building Four (8 units total)</u> 1-bedroom Units: 4 x units (50%) 2-bedroom Units: 4 x units (50%) Overall, across the development the total yield of units (36 total) complies as follows: 1 bedroom unit: 18 units (50%) 2-bedroom units: 18 units (50%) **Storage** All unit types have a minimum of 4m2 storerooms with min. dimension of 1.5m and doors that open outward.		
2.2 Solar access and natural ventilation	**Windows and openings** **C2.2.1** All habitable rooms have external windows that are openable and have transparent glazing. The attached verification tables confirm that all habitable rooms have aggregate glazing that exceeds the minimum requirement of 10%, with most averaging 25-35%, ensuring adequate natural daylighting is achieved. Only windows to	**Windows and openings** **C2.2.1** requires every habitable room to have at least one openable external window with a glazed area >10% of internal floor area. Windows to comprise at least 50% transparent glazing. **C2.2.2** Applies to lightwells and courtyards that are the only source of daylight to a habitable room, the courtyard shall	

	bathrooms have opaque glazing for the reasons of privacy. **C2.2.2** The unit designs typically do not incorporate courtyards as outdoor private spaces are bound by less than two building walls except in the case of Building 1 (units 2, 4, 7 & 9), Building 2 (units 2, 5, 7 & 10) Building 3 (Units 1 & 4) & Building 4 (units 3 & 7). In the case of Units 2 & 5 in Building 2, the 3rd bounding wall is only 600mm long, and therefore has very little impact on the solar access for the outdoor living room or the associated habitable living space. In any case, all habitable rooms that have a courtyard or covered outdoor area have access to multiple sources of daylight. Refer to supporting information. **C2.2.3** Bathroom windows All bathrooms that are located on external walls have openable windows for ventilation. Bathrooms that are located against a party-wall are vented mechanically. **Orientation of major openings** **C2.2.5** Albany is in Climate Zone 6 and therefore this provision applies. <u>Building 1</u> Units #1, #3 and #5 (GF) and Units #6, #8 and #10 (FF) all have north-facing primary living spaces that achieve direct sunlight during the specified period. Unit #2 and Unit #4 (GF) and Unit #7 and Unit #9 (FF) have a primary living space that has windows on its east and west elevations. Solar studies confirm that these living spaces achieve the minimum required direct sunlight during the winter solstice.	be uncovered and open to the sky and shall have a height to width ratio of not more than 2:1 and a minimum area of 4m2 **C2.2.3** requires that bathrooms located on external walls must have at least one openable window for ventilation. **Orientation of major openings** **C2.2.5** requires that for multiple dwellings in climate zones 4, 5 and 6 a minimum of 70% of dwellings have a primary living space that achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June, and a maximum of 15% of dwellings in the building receiving no direct sunlight to the primary living space during this same period.	

	Building 2 Units #1 and #4 (GF) and Units #7 and #10 (FF) all have north-facing primary living spaces that achieve direct sunlight during the specified period. Units #2, #5 and # 6 (GF) and Units #8, #11 and #12 (FF) have a primary living space that has windows on its east and west elevations. Solar studies confirm that these living spaces achieve the minimum required direct sunlight during the winter solstice. Unit #3 (GF) and Unit #9 (FF) have primary living spaces that have east and south facing windows. These units obtain direct sunlight in the morning on the winter solstice only. Despite this, Unit #3 still achieves 7.5 stars and Unit #9 still achieves 6.4 stars (NATHERS). Building 3 Units #1 and #3 (GF) and Units #4 and #6 (FF) have north-facing primary living spaces that achieve direct sunlight during the specified period. Units #2 (GF) and #5 (FF) have primary living spaces that have south facing windows (with small north windows adjacent to the entry door) and will not have direct sunlight during the winter solstice. Despite this, Unit #2 still achieves 7.9 stars and Unit #5 still achieves 7 stars (NATHERS). Building 4 All units have north-facing primary living spaces that achieve direct sunlight during the specified period. In summary, 90% of units comply with the requirement to achieve two hours of direct sunlight during the specified		

	periods (62% of the Units have north-facing primary living spaces, 28% have living spaces that achieve east/west solar orientation). Of the 10% that don't achieve the 2 hours direct sunlight, 5% (total of 2 units) have southeast solar orientation for living spaces and 5% (total 2 units overall) have no direct sunlight during the winter solstice. This exceeds the minimum requirements of Clause C2.2.5		
2.3 Parking	**C2.3.1** Occupant car parking is provided as follows: Building 1 zone: 12 car bays + 1 shared bay (for disabled) Building 2 zone: 15 car bays + 1 shared bay (for disabled) Buildings 3 and 4 zone: 18 car bays + 2 shared bays <u>Total onsite car bays provided: 45 car bays</u> Total occupant car bays required: 36 The remainder of the bays are for visitor parking – see C2.3.4 below. **C2.3.2** Motorcycle bays provided: 6. These are located in the car parks between Buildings 3 & 4 and Building 2. Refer to site plans. **C2.3.3** Car spaces and manoeuvring areas comply with AS2890.1. **C2.3.4** A total number of car bays provided within the development site available for visitors is 9, with an additional two existing on-street bays available. *Onsite* Exclusive occupant use: 36 Shared occupant/visitor use: 9 Motorcycle bays: 6 *On street* Stranmore Boulevard (existing): 2 <u>Total car bays available (onsite and on-street): 47</u>	**C2.3.1** Occupant car parking to be provided on-site in accordance with Table 2.3a. For *Location B*, this requires a minimum of 1 car bay per dwelling (applies to both 1- and 2-bedroom dwellings). **C2.3.2** Motorcycle parking required for 20 or more multiple dwellings is one motorcycle/scooter space for every 10 car bays. **C2.3.3** Car spaces and manoeuvring areas designed in accordance with AS2890.1 **C2.3.4** Visitor parking for multiple dwellings to be provided onsite in accordance with Table 2.3a. For *Location B*, in the development of 13 or more dwellings this requires 3 visitor bays plus 1 additional space per four dwellings or part thereof (typically total number of units divided by 4, therefore 9 visitor bays to be provided) **C2.3.5** Visitor parking bays to be clearly designated, located on common property and connected to building entries via a continuous path of travel. **C2.3.6** Bicycle parking is to be provided on site in accordance with Table 2.3b which indicates that 18 bicycle bays shall be provided for occupants and 3.6 (rounded up to 4) bicycle bays shall be provided for visitors.	See Site Plans for carpark layouts. Note that Table 2.3a could provide multiple calculation methods for number of car bays required.

	C2.3.5 Visitor and occupant parking will be clearly designated with signage. The signage for street bays will be at the discretion of the City of Albany but should be prioritized for local resident and visitor use. **C2.3.6** Bike parking has been provided in the Communal Open Space, in private stores and adjoining communal drying courts or under access stairs. A total of 22 bike parks have been provided to encourage residents and visitors to limit vehicle use for local neighbourhood travel. Additional bike racks could be included in private storage or outdoor living spaces if desired by tenants. Considering the site's distance from the Central Albany CBD and the lack of commuter tracks for bikes to use, it is not likely that bikes will form a major transport solution for residents but have nonetheless been provided.		
2.4 Waste Management	**C2.4.1** Bin storage areas have been provided as follows: 87.5m2 of enclosed bin storage areas, each accessed from the carpark zones to allow collection by private waste company, utilizing 1100L wheelie bins. This allows for more economic waste management than using individual 240L household bins and will reduce the visual impact to the street verge on bin day of 36-108 individual bins. Bins can include household waste, recycling and FOGO as required. **C2.4.2** A Waste Management consultant has been engaged to prepare a waste management plan, which includes bin storage and collection on the subject site.	**C2.4.1** An accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the local govt and separate from any non-residential component of the mixed-use development **C2.4.2** In developments of five or more grouped dwellings, a waste management plan shall be provided.	See attached Waste Management Plan
2.5 Utilities	**C2.5.1** The units have been designed without the need for air-conditioning, reducing the requirement for external mounted condenser units or screens or noise attenuation.	**C2.5.1 – C2.5.3** provide requirements for external service utilities to minimize noise, heat transfer and air quality impacts on habitable rooms and private open space. No	

	Roofs have been designed to allow the mounting of solar panels on the northern faces, and with a pitch that will not require additional brackets to lift the panels above the roof alignment.	intrusive external fixtures are proposed, and any solar collectors will be installed on roofs that maximise their performance	
2.6 Outbuildings	N/A for this application	**C2.6.1** Outbuildings shall not exceed 60m2 in size, shall not be located in the primary or secondary street setback area, shall not exceed 3m wall height or 4.2m ridge height, complies with relevant setbacks and does not impact on site cover, primary garden areas, landscaping requirements or deep soil requirements.	
2.7 Universal design	**C2.7.1** All the dwellings have been designed to achieve the gold standard of the Livable Housing guidelines.	**C2.7.1** For grouped and multiple dwellings, where there are 10 or more dwellings proposed at least 20% of all dwellings shall be constructed to Silver Standard.	Refer to typical building plans
2.8 Ancillary dwellings	N/A for this application	**C2.8.1** Ancillary Dwellings.	
2.9 Small dwellings	N/A for this application	**C2.9.1** Small dwellings (single houses and grouped dwellings only) concessions may apply for sites less than 100m2. A small dwelling has a maximum internal floor area of 70m2.	
2.10 Housing on lots less than 100m2	N/A for this application	**C2.10.1** Applies to R100-SL zoned sites only.	
PART C – 3.0 NEIGHBOURLINESS			
3.1 Site cover	**C3.1.1** The site cover for the current development has been calculated at 50%, which is well below the permitted maximum, noting it is a mixed-use site. Total site area: 5,100m2 Total site cover: 2032m2 (approx. 40%)	**C3.1.1** Development on the site must not exceed site cover percentages described in Table 3.1a, or 70% for R60.	Refer to Landscape Plan L.10 for calculations of Building Areas and site cover.

3.2 Building height	**C3.2.1** All the buildings are well below the maximum allowed building heights, as follows: Building 1 – Two-storey building with skillion roofs. Total building height 7.3m (refer to site elevations to see actual height as measured above NGL which is typically <7m) Building 2 – Two-storey building with skillion roofs. Total building height 7.3m (refer to site elevations to see actual height as measured above NGL which is typically <7m) Building 3 – Two-storey building with skillion roofs. Total building height 7.3m (refer to site elevations to see actual height as measured above NGL which is typically <7m) Building 4 – Two-storey building with skillion roofs. Total building height 7.3m (refer to site elevations to see actual height as measured above NGL which is typically <7m)	**C3.2.1** Building height to comply with Table 3.2a which states that for R50-R60 the maximum number of stories is 3, with a maximum building height of 11m (concealed or skillion roof) and a maximum wall height of 13m (pitched, hipped or gable roof)	Refer to Site sections which show NGL and relative new building heights as well as individual Building sections
3.3 Street setbacks	**C3.3.1** The site has four street frontages, and addresses Stranmore Boulevard, Ballandean Avenue and Ascanius Parade as primary streets, with Omrah Lane frontage treated as a secondary minor street. Omrah Lane is used primarily as a rear access laneway by existing single residences, nonetheless a minimum 2m setback has been applied along this boundary to achieve both physical and visual separation. The setbacks along Ascanius Pde are a minimum of 2m wide, with some minor incursions where the building corners protrude due to the stepped form. The setbacks along Stranmore Blvd vary from 2-6m due to the articulation of the building form and the placement of primary outdoor living spaces on the north/street boundary offering greater setbacks from the boundary. **C3.3.2** There are no garages or carports proposed to the development, and all carparking is consolidated into three	**C3.3.1** For R60 dwellings are set back from the primary street boundary by 2m in accordance with Table 3.3a, with some minor projections being acceptable. A setback of 1m from the secondary street and 0.5m from an adjoining communal street. **C3.2.1** Setbacks of garages and carports shall also comply with Table 3.3a (as above) for all sites zoned R40 and above.	Refer to Site Plan and site plan callouts for street setbacks. Refer to Site boundary elevations SK0.40, SK0.41, SK0.42 for street boundary elevations.

	communal carparks that are accessed from Ascanius Parade. The consolidation of parking allows for a significant reduction in the total number of vehicle crossovers onto the street (only 3 for 36 units) and the separation of vehicle parking from the dwellings allows for much more efficient use of space, and the opportunity for the buildings to be situated in a landscaped setting that is physically and visually distinct from the car park area.		
3.4 Lot boundary setbacks	**C3.4.1 Lot boundary Setbacks** Building 1 – On the basis of the wall heights being two storey's and generally 7.3m high, the boundary setback to the west boundary should be a minimum of 3m. Whilst the majority of the building is setback 3m or greater, approx. 20% of the building is setback only 2m, however where this occurs, **the wall height relative to NGL is less than 7m**, and therefore the lesser setback of 1.5m can apply and is compliant. Building 2 – The 3m setback has been applied across the majority of the building, except where the balconies for Units 11 and 12 (closest to the western boundary) and the dividing party wall for these units, extend into the setback area. As per Building 1, the majority of Building 2 is setback 3m or greater, approx. 20% of the building is setback less than 3m, however where this occurs**, the wall height relative to NGL is less than 7m**, and therefore the lesser setback of 1.5m can apply and is compliant. Building 3 – This building is set well back from the west boundary and is compliant.	**Lot boundary setbacks** **C3.4.1**. Refer to Table 3.4a for lot boundary setbacks. Typically walls up to 3.5m in height shall be setback 1m. Walls 3.6m-7m in height shall be setback 1.5m and walls 7.1m-+10m should be setback 3m. ***Note: Consideration of setback should have regard to the natural ground level,*** *shape, development and orientation of adjoining lots). A reduction to the R-Codes Volume 1 deemed-to comply with setback requirements should only be considered where it can be demonstrated this is preferable for practical or aesthetic reasons and will not be to the detriment of the amenity of the adjoining properties, particularly where the reduced setback may result in increased overshadowing, overlooking or lack of privacy. In these situations, the building design needs to address the design principles of clause 5.1.3* **C3.4.2** Second storey walls longer than 14m in length shall be setback 3m (instead of 1.5m) for the remainder of its length or shall contain a recessed section 3m long x 3m deep as measured from the lot boundary to provide setback	Refer to SK0.52 for Site Sections A and B which show the lot boundary setback to the adjoining commercial site located to the west of the subject site. Refer to Site Boundary Elevations SK0.43 for the west boundary showing how wall heights are less than 7m above NGL

	Building 4 – The minimum boundary setback is 1.7m which is compliant as the wall height is less than 7m. It should be noted that the west boundary is shared with a future Commercial/Neighbourhood Centre site (currently vacant, with no known development plans available). **C3.4.6** There are no internal lot boundaries proposed, however, generally, the buildings have the following setbacks between each other: Building 1 – Building 2 : 11m separation Building 2 – Building 3 : 17.5m separation Building 3 – Building 4 : 16m separation These separations are achieved with the communal carparks and landscape buffers and have allowed the creation of four distinct and discrete buildings.	relief. This applies to two-storey walls only, as 3-storey walls are already required to be setback 3m. **C3.4.3** Carports, patios and verandahs are permitted to be built up to the lot boundary where structures are less than 10m in length and do not exceed an equivalent wall height of 3m or a ridge height of 4.2m. **Boundary Walls** **C3.4.4** Boundary walls may be built in accordance with Table 3.4 provided boundary walls are located behind street setback; overshadowing does not exceed the limits of C3.9.1-3 inclusive and they are finished to an equivalent standard to the rest of the development. **Grouped and multiple dwellings on the same lot** **C3.4.6** For grouped dwellings on the same lot, the lot boundary provisions of C3.4.1 to C3.4.5 are to apply to internal site boundaries as if they were lot boundaries.	
3.5 Site works and retaining walls	**C3.5.1/C3.5.3** Retaining walls and excavation within the street setback area is proposed for a portion of the Omrah Lane boundary, with the proposed sunken retaining wall set in 1m inside the property boundary, to achieve an excavation of approx. 1.58m (measured against NGL). This excavation allows Building 1 to have functional and universally accessible landscaped areas at the southern extent of the site, which will increase	**C3.5.1** Retaining walls fill and excavation in the street setback area, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling. **C3.5.2** Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a which states that	Refer to Site section SK0.50 and details 1 and 3 on SK0.60 which show the proposed retaining walls located within the street setback area for Omrah Lane.

	amenity for tenants. A compliant barrier is proposed for the top of the retaining wall, which will present as a permeable fence to people on Omrah Lane, and the set down of Building 1 reduces its apparent scale and bulk. Civil design will consider all aspects of site drainage in this location. Along the eastern boundary (to Ascanius Parade), the retaining wall on the boundary varies in height, stepping down the slope in accordance with the natural ground levels to achieve accessible thresholds at the pedestrian entry and driveway crossover locations. **C3.5.2** Internal retaining walls are used to create the stepped 'benches' that separate the four building areas. Typically, the retaining walls are designed to ensure that the outdoor landscaped space adjoining the dwelling is at an accessible level, with the retaining wall positioned at the edge of the car park. The biggest internal level change occurs between Building 2 carpark and Building 3 (refer to SK0.50 Site section and detail 2 on SK0.60) which has a 3.2m high wall. The height of this wall has been extended above the required retained height (2m) to provide a robust upstand to the edge of the car park barrier, with a low screen above. This wall/screen has been designed to prevent vehicles accidentally driving into Building 3, and to minimize overlooking and vehicle headlights shining into windows of Building 3. This retaining wall is setback a minimum of 1m from the building, but being on the south side, despite its taller height, will not likely impact on solar access or amenity of primary outdoor spaces and is considered acceptable under Design Principle P3.5.3.	3m high retaining *(as measured from natural ground level)* wall needs a 3m setback. **C3.5.3** Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.	Refer to East Site boundary elevations SK0.41 which shows the extent of stepped retaining wall to the street setback area. Refer to SK0.50 Site Section for the internal retaining wall between the building 2 carpark and Building 3. Refer also Detail 2 on SK0.60.

3.6 Streetscape	**C3.6.1** The site has four street frontages, including Stranmore Boulevard, Ballindean Avenue, Ascanius Parade and Omrah Lane. The design addresses the three primary streets directly, but treats Omrah Lane as a secondary street, especially considering it is currently used as a rear access way to garages only, and no residences on Omrah Lane address the street. Ascanius Parade is treated as the primary street frontage for this development, noting that primary street setbacks and access have also been utilized from Ballindean and Stranmore. Building 1 has major openings and an outlook towards Ascanius Parade and Omrah Lane. Building 2 has major openings and an outlook towards Ascanius Parade. Building 3 has major openings and outlook towards Ascanius Parade and Ballindean Avenue. Building 4 has major openings and outlook towards Ballindean Avenue and Stranmore Boulevard. **C3.6.2** All buildings have windows and balconies that overlook the street and public domain areas. **C3.6.4 –**Buildings 1 and 2 have pedestrian access from Ascanius Parade into the Communal Open Space area which provides access to all units. Unit 2 has direct access to the street, although its primary entry is located off the Communal Open Space like all other units. Building 3 has pedestrian access off Ballindean Avenue, with the pathway leading to the Communal Open Space for this building.	**C3.6.1** Dwellings to address the street and provide at least one major opening on the dwelling frontage with an outlook to the street. **C3.6.2** For multiple dwellings, upper level balconies and/or windows overlook the street and public domain areas. **C3.6.4 –** Ground floor multiple dwellings fronting the street are provided with separate pedestrian access from the street**.** **C3.6.5 and C3.6.6** apply for multiple dwellings or garages/carports located on the primary street only **Street walls and fences** **C3.6.7** When provided, fences or walls within the primary street setback are to be a maximum height of 1.8m and visually permeable above 1.2m (as measured from NGL on the primary street side of the fence) **C3.6.8** Solid pillars (max 450mm x 450mm) that form part of front fences or walls are not to be more than 1.8m above NGL **C3.6.9** applies to secondary street setback area, street corners, etc.	Refer to visualisations that demonstrate streetscape appearance

	Building 4 has pedestrian access available from Ballindean Avenue, with the pathway leading to the Communal Open Space for this building. In addition, each ground floor unit has direct pedestrian access to Stranmore Boulevard. **C3.6.5 and C3.6.6 –** Not applicable as no garages or carports provided in this development. **Street walls and fences** **C3.6.7** Fencing provided along the Omrah Lane boundary is proposed to be permeable and will continue around the corner onto Ascanius Parade for a short section. This fencing is proposed to be 1200mm high, installed on the top of the low height retaining wall. Fencing along Ascanius Pde and Ballindean Ave is discontinuous, as we propose an integrated landscape concept that borrows green space from the verge to create less of a hard edge to the street boundary, consistent with the treatment of the Public Open Space on Ballindean Avenue. There is fencing to the private outdoor open garden spaces to Building 4, which is proposed to be 1.6m to clearly designate it as private, and to separate it from the street front Communal Open Space and verge treatment. Overall, the fencing solution is intended to limit the sense of enclosure and to create a sense of connection with the common use landscape zones.		
3.7 Access *Vehicular access for each development is to: prioritise pedestrian and cyclist safety while*	**Vehicle Access** **C3.7.1 – C.4.7.2** There are three vehicle access points to the onsite car parking spaces, and these are accessed via Ascanius Parade and Ballindean Avenue. Whilst Omrah Lane is technically the lowest in the street hierarchy, it represents the most challenging location for traffic	**Vehicle Access** **C3.7.1 – C.4.7.2** Vehicle access to onsite car parking spaces to be provided via the lowest available street in the hierarchy and are limited to one per lot. **Driveways**	Refer to Site Plan and Site Plan callouts to see vehicle and pedestrian access, as well as Landscape Plans.

providing safe vehicle access, minimize vehicle access points, minimize impervious surfaces, provide legible access, include high quality landscaping features.	management, being the highest level of the site and likely to contribute to localized congestion if all 36 resident vehicles were trying to use it as a single access point, as well as presenting internal vehicle circulation issues to the subject site. Instead, each stepped 'bench' created in the lot has a single vehicle access point off Ascanius and Ballindean. This solution is more consistent with the neighbouring context and still meets the Design Principles P3.7.1 and P3.7.2. **Driveways** **C3.7.3** All driveways comply with the requirements in terms of width, setbacks and orientation. **C3.7.4** The entry and exit ramp system designed for the site has been developed to allow all vehicles to exit the site in forward gear **C3.7.5** The internal car park has been designed to allow vehicles to pass in opposite directions with allowance for manoeuvring. **C3.7.6** N/A **C3.7.7** All driveways consider sightlines, particularly as vehicles enter the common road in reverse mode **Pedestrian Access** **C3.7.8 – C3.7.9** Pedestrian access is made available to each building with separate pedestrian footpaths onsite connecting to the broader community network of footpaths. There is a pedestrian footpath connecting Building 1 to Ascanius Parade, building 2 to Ascanius Parade, building 3 to Ballindean Avenue, and Building 4 to both Ballindean Avenue and Stranmore Boulevard. pathways are clearly designated at least 1m wide.	**C3.7.3** Driveways must be a minimum 3m wide and a maximum of 6m wide at the street boundary and must be set back at least 300mm from a side lot boundary or street pole. Driveways should be aligned at right angles to the road carriageway. **C3.7.4** Driveways designed to allow vehicles to exit to the street in forward gear where the driveway serves five or more dwellings and the distance from an onsite car space is 30m or more from the street boundary and the driveway discharges onto a primary distributor. **C3.7.5** Driveways designed to allow vehicles to pass in opposite directions where it serves five or more dwellings. Passing points to be provided at least every 3pm with driveways to be a minimum 5.5m wide for a minimum 6.3m (excluding manoeuvring tapers) **C3.7.6** For grouped dwellings located on a designated primary distributor or integrator arterial road (N/A) Sightlines **C3.7.7** Walls, fences and other structures truncated or reduced to no higher than 750mm within 1.5m of where walls, fences or other structures adjoin a driveway that intersects a street, or a ROW or communal street that intersects a public street, and two streets that intersect. **Pedestrian Access** **C3.7.8** For grouped and multiple dwellings, a legible and well-defined continuous path of travel is provided from the public footpath and car park areas to building access areas/entries. **C3.7.9** For grouped dwellings of 10 or more that are served by a communal street, a pedestrian path is provided that is	

	C7.3.11-13 N/A to this development.	a minimum of 1m wide, clearly delineated or separated from the vehicle access and a continuous path of travel from the street boundary to ground floor dwelling entries. Communal street and battleaxe legs **C3.7.11** and **C3.7.12** A communal street is to be a minimum width of 3.6m inclusive of the 3m clear driveway width the 300mm clearance either side. It is to be provided with adequate lighting and be landscaped. **C3.7.13** applies to developments of 20 or more dwellings that will become green title lots, strata lots or survey-strata lots	
3.8 Retaining existing dwellings	N/A there are no existing dwellings on the subject site	N/A there are no existing dwellings on the subject site	
3.9 Solar access for adjoining sites	C3.9.1 The subject site is located in Climate Zone 6. Overshadowing to adjoining properties is shown on the Overshadowing diagram and represents 0.49% only, which exceeds minimum requirements, noting that the adjoining lot is zoned Commercial. **C3.9.2** The adjoining property at is zoned Commercial therefore this clause is not applicable. **C3.9.3** N/A for this development	**C3.9.1** In climate zones 4, 5 and 6 development is designed that its shadow cast at midday June 21 onto any other adjoining property does not exceed 50% and on any diagonally adjacent lot does not exceed 25% for R60. Dividing fences up to 2m in height do not contribute to overshadowing calculations. **C3.9.2** Notwithstanding above, in climate zones 4,5 and 6, where the adjoining property is coded R40 or greater and has a lot of frontages of 7.5m or less, the maximum overshadowing permitted to the rear half of the lot is 35-50%. **C3.9.3** applies where an adjoining property shares a northern lot boundary with more than one lot including the subject site.	Refer to SK0.30 Overshadowing diagram
3.10 Visual privacy	**C3.10.1** Refer to overlooking diagram to show cone of vision for habitable spaces and major openings.	**For development adjoining an existing dwelling** **C3.10.1** All sources of overlooking are oriented, offset or setback in accordance with Table 3.10a so that the cone of	Refer to SK0.31

	Habitable spaces have been oriented to maximise solar orientation and minimize overlooking between dwellings wherever possible. Private entries have been placed to minimize other residents walking past each other's doors on their way to their own or looking directly from one private entry to another. External circulation zones (such as external ramps and stairs, walkways and lobby areas) are the most likely source of overlooking for each Building and where these occur, additional flexible-use privacy screening that can be operated by residents has been proposed, including specifically Units 3 and 8 in Building 1, Units 4 and 10 in Building 2 and Units 3 and 6 in Building 3. Most openings from habitable spaces look out onto Common Areas (particularly gardens) or to the street to maintain outward views and good passive surveillance, whilst still allowing residents sufficient privacy. **C3.10.5** and **C3.10.6** There is no overlooking to adjoining residential properties.	vision does not capture major openings and/or active habitable spaces on an adjoining property. Setbacks required for R60 areas are as follows: Major opening from study/bedroom – 3m Major opening from habitable space – 4.5m From Active outdoor habitable space – 6m **C3.10.2** where the cone of vision captures a major opening or an active habitable space of an existing dwelling behind the street setback on an adjoining property, the source of overlooking is designed to limit or interrupt the line of sight through the use of permanent fixed vertical or horizontal building elements (such as planter box, fin or window hood), have permanent obscure glazing up to 1.6m in height or have permeant screening that is minimum 75% obscure (25% permeable) to any part of the window or active habitable space below 1.6m above floor level. **C3.10.3** A major opening to a bedroom or study may be offset to a minimum of 1.5m from a parallel major opening of an adjoining property, measured from the edge of one major opening to the other. **C3.10.4** Sources of overlooking for grouped or multiple dwellings on the same lot are to apply to C3.10.1-3 inclusive **C3.10.5** and **C3.10.6** apply to the development of adjoining vacant sites and are therefore not applicable.	