

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p><b>B14</b> <b>Access</b> Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	<p>29. Accessways should provide:</p> <ul style="list-style-type: none"> <li>■ Safe, convenient and efficient vehicle movements and connections to the street network</li> <li>■ Designed to ensure that vehicles can exit in a forward direction if the accessway serves more than 5 car spaces, 3 or more dwellings or connects to a road in a Road Zone.</li> <li>■ A width of at least 3m.</li> <li>■ An internal radius of at least 4m at changes of direction.</li> <li>■ A passing area at the entrance that is at least 5m wide and 7m long if the accessway serves 10 or more car spaces and connects to a road in a Road Zone.</li> </ul>	<p><b>Complies</b> Passing areas have been provided and visitor car parking space has been shown.</p>
	<p>30. The width of the accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>■ 33% of the street frontage; or</li> <li>■ 40% if the width of the street frontage is less than 20m.</li> </ul>	<p><b>Variation required</b> a slight variation is required to Standard B14 (width of driveways should not exceed 33% of the property frontage, the proposal covers 38%, seeking a 5% variation). This will approximately equate to an additional 1m of driveway coverage, removing this area otherwise available for on street parking. However, this variation is considered necessary to ensure passing bays in accordance with Clause 52.06-9 can be met. Furthermore, even if the standard was met to the minimum extent of 33%, only one tandem car space could be accommodated adjacent to the site.</p>
	<p>31. For each dwelling fronting a street, only one single width crossover should be provided.</p>	<p><b>Variation required</b> Unit 1 has a single width crossover however the common property proposes a double width driveway to ensure adequate passing bays and ease of access.</p>
	<p>32. The location of crossovers will maximise the retention of on-street car parking spaces.</p>	<p><b>Complies</b> Regardless of single width or double width, the same amount of on street parking will be available if the car parking design is applied for tandem car parking spaces being 6.7 m wide.</p>

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	33. Access for service, emergency and delivery vehicles must be provided.	<b>Complies</b>
<b>B15</b> <b>Parking Location</b> Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.	34. Car parking facilities should be: <ul style="list-style-type: none"> <li>■ Close and convenient to dwellings.</li> <li>■ Secure.</li> <li>■ Designed to allow safe and efficient movements.</li> <li>■ Well ventilated if enclosed.</li> <li>■ Broken up with trees and buildings or different surface treatments (applicable to Large Parking Areas.)</li> </ul>	<b>Complies</b> All car parking spaces provided to dwellings is in convenient access.
	35. Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	<b>Complies with variation</b> Habitable room windows are located in excess of 1.4m above the accessway.  Dwelling 7 – It is unclear on the plans if the southern window in the living room complies with the standard, therefore a condition will be placed on the permit to ensure the proposal meets the standard.
<b>B16</b> <b>Parking Provision</b>	<i>This standard was removed as part of Amendment VC90 (5/6/2012) and replaced with amended provisions of Clause 52.06 of the Mitchell Planning Scheme.</i>	

## Amenity Impacts

## Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B17</b> <b>Side and Rear Setbacks</b> Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	36. A new building not on or within 150mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> <li>■ At least the distance specified in the schedule to the zone, or</li> <li>■ 1m+ 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> (refer Diagram B1 for more detail and information about minor encroachments).	<b>Complies</b>

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<p><b>B18</b>  <b>Walls on Boundaries</b>            Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>37. A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> <li>■ 10m plus 25 % of the remaining length of the boundary of an adjoining lot.</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>■ Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater.</li> <li>■ A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary.</li> <li>■ A height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.</li> </ul>	<p><b>N/A</b>            There are no walls on boundaries except for unit 7 (single storey) that maintains a 200m setback.</p>
<p><b>B19</b>  <b>Daylight to Existing Windows</b>            Allow adequate daylight into existing habitable room windows.</p>	<p>38. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).</p>	<p><b>Complies</b>            There is at least 4 metres between the nearest southern adjoining dwelling and the proposed units.</p>

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	39. Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	N/A
<b>B20</b> <b>North Facing Windows</b> Allow adequate solar access to existing north-facing habitable room windows.	40. Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) Refer to 55.04-4 for further clarification (a diagram is included).	Complies
<b>B21</b> <b>Overshadowing Open Space</b> Ensure buildings do not significantly overshadow existing secluded private open space.	41. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	Complies

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<p><b>B22</b> <b>Overlooking</b> Limit views into existing secluded private open space and habitable room windows.</p>	<p>42. A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either:</p> <ul style="list-style-type: none"> <li>■ A minimum offset of 1.5m from the edge of one window to the other.</li> <li>■ Sill heights of at least 1.7m above floor level.</li> <li>■ Fixed obscure glazing in any part of the window below 1.7m above floor level.</li> <li>■ Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 % transparent.</li> </ul>	<p><b>Complies</b> Obscure screening will be provided for the habitable north facing rooms that do not have sill heights of 1.7m from floor level. This has been requested as a condition of the permit.</p>
	<p>43. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p>	<p><b>Complies</b></p>
	<p>44. Screens to obscure view should be:</p> <ul style="list-style-type: none"> <li>■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings.</li> <li>■ Permanent, fixed and durable.</li> <li>■ Blended into the development.</li> </ul> <p>See Clause 55.04-6 for instances where this standard does not apply.</p>	<p><b>Complies</b></p>
<p><b>B23</b> <b>Internal Views</b> Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	<p>45. Windows and balconies should to be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.</p>	<p><b>Complies</b> Obscure screening will prevent overlooking internally within the development. A condition is included on any approval to ensure that overlooking does not occur as a result of opening windows.</p>
<p><b>B24</b> <b>Noise Impacts</b> Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	<p>46. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.</p>	<p><b>Complies</b></p>
	<p>47. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.</p>	<p><b>Complies</b></p>

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	48. Noise levels should be limited in habitable rooms in dwellings and residential buildings. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	<b>Complies</b>

## On-Site Amenity and Facilities

## Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B25</b> <b>Accessibility</b> Consider people with limited mobility in the design of developments.	49. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	<b>Complies</b>
<b>B26</b> <b>Dwelling Entry</b> Provide a sense of identity to each dwelling/residential building.	50. Entries are to be visible and easily identifiable from streets and other public areas.	<b>Complies</b>
	51. The entries should provide shelter, a sense of personal address and a transitional space.	<b>Complies</b>
<b>B27</b> <b>Daylight to New Windows</b> Allow adequate daylight into new habitable room windows.	52. Habitable room windows to face: <ul style="list-style-type: none"> <li>■ Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or;</li> <li>■ Verandah, provided it is open for at least one third of its perimeter or;</li> <li>■ A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<b>Complies</b>

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<b>B28</b> <b>Private Open Space</b> Provide reasonable recreation and service needs of residents by adequate private open space	53. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room.	<b>Complies</b> All proposed dwellings exceed this requirement.
<b>B29</b> <b>Solar Access to Open Space</b> Allow solar access into the secluded private open space of new dwellings/buildings.	54. The private open space should be located on the north side of the dwelling if appropriate.	<b>Complies</b>
	55. Southern boundary of open space should be setback from any wall on the north of the space at least $(2+0.9h)h$ = height of wall.	<b>Complies</b>
<b>B30</b> <b>Storage</b> Provide adequate storage facilities for each dwelling.	56. Each dwelling should have access to a minimum 6m <sup>3</sup> of externally accessible, secure storage space.	<b>Complies</b>

## Detailed Design

## Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B31</b> <b>Design Detail</b> Encourage design detail that respects the existing or preferred neighbourhood character.	57. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> <li>■ Façade articulation &amp; detailing.</li> <li>■ Window and door proportions.</li> <li>■ Roof form.</li> <li>■ Verandahs, eaves and parapets.</li> </ul>	<b>Complies</b> The design provides an articulated frontage with a mix of materials in natural colours complementary to the surrounds.
	58. Garages and carports should be visually compatible with the development and neighbourhood character.	<b>Complies</b>
<b>B32</b>	59. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	<b>N/A</b>

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<p><b>Front Fences</b> Encourage front fence design that respects the existing or preferred neighbourhood character</p>	<p>60. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed:</p> <ul style="list-style-type: none"> <li>■ 2m if abutting a Road Zone, Category 1.</li> <li>■ 1.5m in any other streets.</li> </ul>	<p>N/A</p>
<p><b>B33</b> <b>Common Property</b> Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	<p>61. Should be functional and capable of efficient management.</p>	<p><b>Complies</b></p>
	<p>62. Public, communal and private areas should be clearly delineated. Common property should be functional and capable of efficient management.</p>	<p><b>Complies</b></p>
<p><b>B34</b> <b>Site Services</b> Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.</p>	<p>63. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.</p>	<p><b>Complies</b></p>
	<p>64. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.</p>	<p><b>Complies</b></p>
	<p>65. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Aust. Post.</p>	<p><b>Complies</b></p>