

RESCODE ASSESSMENT

(Clause 55)

In relation to a Planning Permit Application:

Use of the land for a Rooming house and associated minor buildings and works in the GRZ1 and HO6.

At

40 Alma Road, St Kilda

Prepared for

Seranin Pty Ltd

Prepared by

Urban Edge Consultants Pty Ltd

May 2023 (Rev A – July 2024, updated in accordance with proposed Amended Plans)

Job No: 1851

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55.01 Neighbourhood and Site Description and Design Response





55.01-1 Neighbourhood and Site Description	
The Neighbourhood	
Pattern of Development	Refer to the Planning Report (Section 2).
Built Form, Scale, Character, incl. Front Fencing	
Architectural and Roof Styles	
Notable Features	
The Site	
Site Shape	<p>The subject site is irregular in shape, and has the following dimensions:</p> <ul style="list-style-type: none"> • a 25.10m-wide southern frontage to Alma Road; • a 45.82m-long eastern (side) boundary with Charnwood Crescent; • a 15.21m-long north-western (side) boundary with 36 Alma Road; • a 15.21m long south-western boundary with No. 38 Alma Road; • a 30.46m long western boundary with No. 38 Alma Road; and • a 40.59m-wide northern (rear) boundary with No. 15 and 17 – 25 Charnwood Crescent.
Size	The subject site has a total area of 1391m ² .
Orientation	South – North (front-rear).
Easements / Encumbrances	No known easements, restrictions or encumbrances are listed on the title. .
Levels of Site	In terms of its topography, the subject site is relatively flat with a slight rise from front to rear.
Levels of Surrounding Properties.	The levels of the surrounding properties reflect the conditions referenced above.
The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.	<p>The subject site is currently occupied by two buildings:</p> <ul style="list-style-type: none"> - Two storey brick dwelling with a hipped roof profile (heritage graded – constructed in (1868-9, the former ‘Toldara (later ‘Shirley’)); and - Three storey brick building with a flat roof profile (constructed circa 1960).
Surrounding Building Uses	The subject site is abutted by residential uses immediately to the north and west. To the south is Alma Road beyond which are residential uses in the form of apartments. To the East is Charnwood Crescent beyond which are residential uses.
Location of private open space of surrounding properties, which have an outlook to the site within 9m	Please refer to the feature survey plan and the Planning Report.
Location of habitable room windows of surrounding properties, which have an outlook to the site within 9m	Please refer to the feature survey plan and the Planning Report.
Solar access – to the site and surrounding properties	As the proposal includes retention of the existing buildings, solar access to the site and surrounding properties would not change as part of this application.
Location of significant trees on site	No vegetation is sought to be removed as part of this application.

Contaminated soils/filled areas	None known.
Views to and from the site	There are no significant visual corridors or scenic views to and from the site.
Street frontage features – e.g., poles, kerb crossovers, street trees, etc...	Please refer to the feature survey plan.
The location of local shops, public transport services and public open spaces within walking distance.	See Section 2.3 of the Planning Report.
Any other notable features or characteristics of the site.	None except those mentioned above.

55.01-2 Design Response


<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • derives from and responds to the neighbourhood and site description. • meets the objectives of Clause 55. • responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>	See the design response plan (TP-02) and the Planning Report.
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55.02 Neighbourhood Character and Infrastructure

55.02-1 Neighbourhood Character		
Standard B1		
<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>Given the minor extent of external changes proposed, both to the building and externally throughout the site, it is considered that conditions will be generally consistent with existing conditions</p> <p>For further discussion, see Section 5 of the Planning Report.</p>	
55.02-2 Residential Policy		
Standard B2		
<p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>Refer to Section 5 of the Planning Report.</p>	
55.02-3 Dwelling Diversity		
Standard B3		
<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>Given that the land use seeks to provide for a rooming house, it is considered that this Clause is not relevant.</p>	<p>NA</p>
55.02-4 Infrastructure		
Standard B4		
<p>Developments should be connected to reticulated services, including reticulated water and sewerage, drainage, electricity and natural gas, if available.</p>	<p>The subject site is fully serviced.</p>	
<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p>	<p>The existing infrastructure will cater for the proposed land use, with existing infrastructure to be able to accommodate the requirements of the new use.</p>	
<p>In areas where utility services and infrastructure have little or no spare capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.</p>	<p>Not applicable, as the existing infrastructure is considered to have sufficient spare capacity to accommodate the demands of the land use and would not require augmentation or impact mitigation measures.</p>	<p>NA</p>

55.02-5 Integration with the Street

Standard B5

<p>Dwellings should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Dwellings should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>Given that the land use seeks to provide for a rooming house this is not strictly relevant.</p> <p>Nonetheless, the minor change is considered to integrate with the both Alma Road and Charnwood Crescent. The eastern facades of the buildings presenting to Charnwood Crescent will be generally unchanged with the exception of screening to be provided. The southern façade of the heritage building is not visible from Alma Road. The only change to the southern façade of the 1960s flats (not heritage graded) are that 3 windows will be frosted to provide privacy for bathrooms.</p> <p>On the Alma Road frontage there will be paling fencing to screen the bin storage area and the introduction of a gate.</p> <p>On the Charnwood Crescent frontage there will be the removal of a small section of paling fence to facilitate access to the DDA ramp to the rear, bike parking and a metal palisade fence to provide security for the undercroft and courtyard.</p> <p>There will be minor updates to the landscaping in accordance with the revised Landscape Plan.</p>	
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55.03 Site Layout and Building Massing

55.03-1 Street Setback		
Standard B6		
Walls of buildings should be setback from streets:		
At least the distances specified in a schedule to the zone, or	There are no minimum street setback requirements specified in Schedule 1 to the General Residential Zone of the <i>Port Phillip Planning Scheme</i> .	NA
<p>If no distance is specified in the schedule to a zone, the distance specified in Table B1.</p> <p><u>Development Context</u> The site is on a corner</p> <p><u>Minimum setback from front street (metres)</u> If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> <p><u>Minimum setback from a side street (metres)</u> Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	Given that there is no extension sought to the existing building envelopes, the street setback will remain as per existing conditions.	NA

55.03-2 Building Height**Standard B7**

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.	There is no maximum height specified under Schedule 1 to the General Residential Zone of the Port Phillip Planning Scheme.	NA
If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	No change in the maximum height of the buildings presently located at the site is proposed.	NA
Changes of building height between existing buildings and new buildings should be graduated.	There will be no changes to the building heights as no new buildings are proposed and the existing buildings will not be extended.	NA

55.03-3 Site Coverage**Standard B8**


The site area covered by buildings should not exceed the maximum site coverage specified in a schedule to the zone.	There is no maximum site coverage specified under Schedule 1 to the General Residential Zone of the Port Phillip Planning Scheme.	NA
If no maximum site coverage is specified in a schedule to the zone, 60%.	No change in site coverage is proposed.	✓

55.03-4 Permeability**Standard B9**

The site area covered by the pervious surfaces should be at least the minimum area specified in a schedule to the zone.	There is no requirement specified in Schedule 1 to the General Residential Zone of the Port Phillip Planning Scheme.	NA
If no minimum is specified in a schedule to the zone, 20%.	There will be a minor reduction in permeability due to the introduction of the DDA ramp, the visitor bicycle parking and the minor reduction in garden area on the western boundary to allow for increased bin storage. The proposal still provides for 381.45m ² (27.34%) which exceeds the minimum requirements of the Standard.	✓


55.03-5 Energy Efficiency

Standard B10

<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 maximised.</p>	<p>The proposal includes use of the existing buildings on site and does not change the orientation of the buildings or the size of the windows.</p> <p>There will be improvements to the environmental performance via the measures outlined in the covering page of the Architectural Drawings and ESD report prepared by Frater Consulting.</p> <p>This includes:</p> <ul style="list-style-type: none"> - Use of energy efficient heating and cooling systems; - 4- and 5-star bathroom fittings/ fixtures; - 5-star appliances i.e. Dishwasher; - Re-use of materials during internal alterations, where possible; and - Provision of roof top solar panels for energy use on site. 	
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55.03-6 Public/Communal Open Space

Standard B11

<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable 	<p>Communal open space is proposed in the central portion of the site, immediately adjacent to the entry to the rear building (Building B). This area is to be 104.01m² in size.</p> <p>This area is to be include benching, seating and landscaping on the perimeter to provide for an open, highly usable area.</p> <p>For further detail on the layout, please refer to the landscape plan prepared by RFA Landscapes.</p>	
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55.03-7 Safety

Standard B12

<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	<p>The proposal includes the following entries:</p> <ul style="list-style-type: none"> - DDA entry at the northern section, accessed via Charnwood Crescent; - Pedestrian entry into Building B via the central courtyard; and - Pedestrian entry into Building A directly from Alma Road and Charnwood Crescent. <p>All accessways will be clearly defined, with the pedestrian entry into Building B including access to the reception area.</p>	
<p>Planting which creates unsafe spaces along streets and access-ways should be avoided</p>	<p>The proposed landscaping retains some existing plantings and introduces additional new plantings. Entries, the communal court yard and car parking remain open spaces and are not obscured.</p>	
<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access-ways.</p>	<p>The main car parking area will be retained largely as per existing conditions.</p>	
<p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>The security of the private spaces within the development will be improved through converting 3 existing car spaces between buildings A and B to a secure communal courtyard.</p>	

55.03-8 Landscaping

Standard B13

<p>The landscape layout and design should:</p>		
<p>Protect any predominant landscape features of the neighbourhood.</p>	<p>A tailored landscape plan has been prepared as part of this amendment application by RFA Landscapes.</p> <p>The landscape plan includes illustrating existing vegetation, which is to be retained, as well as a variety of new groundcovers, shrubs and trees to be provided at the site.</p>	
<p>Take into account the soil type and drainage patterns of the site</p>		
<p>Allow for intended vegetation growth and structural protection of buildings.</p>		
<p>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</p>		
<p>Provide a safe, attractive and functional environment for residents.</p>		
<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</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>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>		



55.03-9 Access

Standard B14

<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33% of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	<p>The proposal retains the primary vehicle access as per existing conditions, at the rear of the property.</p> <p>The access ways are unchanged, although vehicles will no longer park in the courtyard area between buildings A and B.</p>	<p>NA</p>
<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>Refer to above. The proposal does not contain any dwellings.</p>	<p>NA</p>
<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>Refer to above.</p>	<p>NA</p>
<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>Refer to above.</p>	<p>NA</p>
<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Refer to above.</p>	<p>NA</p>

55.03-10 Parking Location

Standard B15

<p>Car parking facilities should:</p>		
<ul style="list-style-type: none"> • be reasonably close and convenient to dwellings and residential buildings; • be secure; • be well ventilated if enclosed. 	<p>The proposal seeks to retain use of the following car parking areas:</p> <ul style="list-style-type: none"> - Car park at the rear of the property, comprising 10 spaces; and - 1 car space accessed from Alma Road. 	<p></p>
<p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Car parks and the driveway are to be located in excess of 1.5m from habitable rooms of the all-suites.</p>	<p></p>

55.04 Amenity Impacts

55.04-1 Side and Rear Setbacks		
Standard B17		
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:		
At least the distance specified in a schedule to the zone, or	There are no side and rear setback requirements specified in Schedule 1 to the General Residential Zone of the <i>Port Phillip Planning Scheme</i> .	NA
<p>If no distance is specified in the schedule to the zone, 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.</p> <p>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 0.5m into the setbacks of this standard.</p> <p>Landings having an area of not more than 2m² and less than 1m high, and stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	No change in existing setbacks from boundaries are proposed.	NA
55.04-2 Walls on Boundaries		
Standard B18		
A new building on or within 200mm of a boundary should not abut the boundary:		
For a length more than the distance specified in a schedule to the zone, or	There are no requirements specified in Schedule 1 to the General Residential Zone of the <i>Port Phillip Planning Scheme</i> .	NA
If no distance is specified, 10m plus 25% of the remaining length of the boundary of an adjoining lot, or where there are 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.	No walls on boundary are proposed.	NA
The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	No walls on boundary are proposed.	NA

55.04-3 Daylight to existing windows**Standard B19**

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Given that there is no change to the external conditions of the buildings, daylight access to the closest adjoining property at No. 36 would occur as per existing conditions.

NA

55.04-4 North-Facing Windows**Standard B20**

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.

A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

There are no north-facing windows within 3m of the site.

NA

55.04-5 Overshadowing Open Space**Standard B21**


Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

Given that there is no change to the existing maximum height of the buildings, any overshadowing would occur at the equinox as per existing conditions.

NA

55.04-6 Overlooking

Standard B22

<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio.</p> <p>Views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m a.f.l.</p>	<p>Given the existing conditions provide for habitable areas (windows and terraces) to be unscreened, it is submitted that these conditions can continue to occur via this application.</p> <p>This will allow for passive surveillance to the public realm along the east and north boundaries, as well as to the proposed central communal courtyard.</p>	
<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5m from edge to edge of window, or, • Have sill heights of min 1.7m a.f.l., or, • Have obscure glazing in any part of the window below 1.7m a.f.l., or, • Have permanently fixed external screens min 1.7m a.f.l. and be no more than 25% transparent. 		
<p>Obscure glazing in any part of the window below 1.7m a.f.l. may be openable provided that there are no direct views as specified in this standard.</p>	<p>Refer to above.</p>	<p>NA</p>
<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25% openings or solid translucent panels; • Permanent, fixed and durable; • Designed and coloured to blend with the development. 	<p>Refer to above.</p>	<p>NA</p>

55.04-7 Internal Views

Standard B23

<p>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>There are no changes to the location of existing windows and terraces.</p>	<p>NA</p>
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55.04-8 Noise Impacts

Standard B24

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	Any mechanical plant such as air conditioning units will be appropriately located to limit impacts.	✓
Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	No new dwellings or residential buildings are being constructed.	NA
Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	No new dwellings or residential buildings are being constructed.	NA

55.05 On-Site Amenity and Facilities

55.05-1 Accessibility

Standard B25

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<p>The proposal includes provision of a new entry ramp from Charnwood Crescent, being 1.8m in width.</p> <p>The ramp has been designed to ensure it complies with the DDA requirements and will provide access into the northern section of the rear building (Building B).</p>	✓
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55.05-2 Dwelling Entry

Standard B26

Entries to dwellings and residential buildings should:

<ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas; Provide shelter, a sense of personal address and a transitional space around the entry. 	The two main entries into the site will provide for clear entry into each building.	✓
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55.05-3 Daylight to New Windows

Standard B27

A window in a habitable room should be located to face:

<ul style="list-style-type: none"> An outdoor space clear to the sky, or a light court with a minimum area of 3m² and a minimum dimension of 1m clear to the sky, not including land on an abutting lot; or, A verandah provided it is open for at least 1/3 of its perimeter; or A carport provided it has 2 or more open sides and is open for at least one third of its perimeter. 	This is not strictly relevant as the existing building is not being constructed or extended. However, it is noted that windows to all habitable rooms face outdoor spaces with a minimum dimension of 1m clear to the sky.	✓
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55.05-4 Private Open Space

Standard B28

<p>A dwelling or residential building should have private open spaces of an area and dimensions specified in a schedule to the zone.</p>	<p>There is no requirement specified in Schedule 1 to the General Residential Zone of the <i>Port Phillip Planning Scheme</i>.</p>	<p>NA</p>
<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40m², with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25m², a minimum dimension of 3m and convenient access from a living room; or, • An 8m² balcony, with a minimum width of 1.6m, and convenient access from a living room; or, • A roof-top area of 10m², with a minimum width of 2m, and convenient access from a living room. 	<p>As outlined under Standard B11, the proposal seeks to provide for the primary area of open space to be located within the ground floor area.</p> <p>Additionally, it is noted that two of the rooms will have an external terrace as follows:</p> <ul style="list-style-type: none"> - Suite 9b – 23.87m²; and - Suite 11b – 23.87m². <p>This is considered to be an acceptable outcome in consideration of the land use, the reuse of the existing buildings (with no extensions), the heritage constraints (Building B) and the usable area which is to be located in a suitable area of the site.</p>	<p>✓</p>

55.05-5 Solar Access to Open Space

Standard B29

<p>Private open space should be located on the north side of the dwelling, if appropriate.</p>	<p>As outlined above, the open space is to be located in the central portion of the site, which includes walls located to the north of the site.</p> <p>Although sunlight access to this will be compromised by this wall, it is considered that the loss of sunlight is offset by the size of the area and layout to be provided which will provide for a highly useable, positive experience.</p>	<p>✓</p>
<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</p>	<p>Refer to above.</p>	<p>NA</p>

55.05-6 Storage

Standard B30

<p>Each dwelling should have convenient access to at least 6m³ of externally accessible, secure storage space.</p>	<p>No dwellings are proposed.</p> <p>Storage has been provided in accordance with the requirements of the <i>Residential Tenancies Act 1997</i> and its regulations.</p>	<p>NA</p>
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55.06 Detailed Design

55.06-1 Design Detail

Standard B31

<p>The design of buildings, including façade articulation and detailing, window and door proportions, roof form, verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</p>	<p>The existing buildings are being retained and not being extended. The existing façade, articulation, detailing, window and door proportions, roof form, verandahs, eaves and parapets are not being changed.</p>	<p>NA</p>
<p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>There are no garages and carports. The existing carparking to the rear will be reduced by one space to allow for the provision of a DDA compliant car space. The courtyard carparking will be removed. The south eastern car space will remain.</p>	<p>NA</p>

55.06-2 Front Fences

Standard B32

<p>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.</p> <p>A front fence within 3m of a street should not exceed:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone; or, • If no maximum height is specified, the maximum height specified in Table B3. 	<p>No change to the sites existing front fencing (Alma Road) is proposed.</p>	<p>NA</p>
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55.06-3 Common Property

Standard B33

<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>The site will remain in a single ownership. A register will be maintained to allocate the car parking spaces. The owner will maintain all areas, both private and communal.</p>	<p>NA</p>
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55.06-4 Site Services

Standard B34

<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p>	<p>The site provides sufficient capacity for services to be located, including on the perimeter of the existing buildings, as well as provision for solar panels to sit on the roof of the 1960s building (Building A).</p>	<p>✓</p>
<p>Bin and recycling enclosures should be adequate in size, durable, waterproof, blend in with the development and be located for convenient access by residents.</p>	<p>A dedicated waste area for the storage of bins has been located along the western section of the site. The number of bins provided have been done in accordance with the completion of a Waste Management Plan, completed by Frater Design Consulting.</p>	<p>✓</p>
<p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Mailboxes are to be provided for all residents, comprising the following:</p> <ul style="list-style-type: none"> - Existing 12 mailboxes allocated to front building (Building A) which will provide mailboxes for 11 suites + manager suite; and - Additional 10 mailboxes provided for rear building (Building B) along the eastern boundary – as shown on the elevation (as shown on TP02.01). 	<p>✓</p>