

23 ELVIN STREET, MANSFIELD – SEVEN NO. UNIT/DWELINGS
Clause 55 – Rescode Assessment

<p>Clause 55.02-1</p> <p>Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard B1</p> <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>COMPLIES</p> <p>Neighbourhood Character assessment has been addressed in the submission lodged with the application.</p> <p>Photographs of the street and surrounding land uses are also included.</p> <p>No there is no preferred neighbourhood character or Neighbourhood Character Overlay for the area included in the Mansfield Planning Scheme</p> <p>Elvin Street is evolving with new modern dwellings replacing older housing stock and has a mix of single and double storey dwellings.</p> <p>The new design responds to the features of the site, comments from submitters and takes advantage of surrounding open space areas and recreational facilities.</p> <p>It is close the Mansfield Townships commercial centre, services, and facilities.</p>
<p>Clause 55.02-2</p> <p>Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any 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>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2</p> <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>COMPLIES</p> <p>This information has been addressed in the submission lodged with the application.</p> <p>The proposal can meet the objectives for residential development in the Mansfield Township, will add to the current limited housing stock, particularly medium density housing in an appropriate location within easy walking distance to all social and commercial services and activities</p> <p>The proposal provides for an alternative in medium density housing in the Residential area of the Mansfield Township and can satisfy relevant policies associated with settlement contained in the Mansfield Planning Scheme.</p>

<p>Clause 55.02-3 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3 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>N/A</p>
<p>Clause 55.02-4 Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>COMPLIES All services such as reticulated sewerage, water and electricity can be provided to each of the dwelling/units. Elvin Street is a sealed local access road. Upgrades to services will be required as part of the development and subdivision at the direction of service providers. Stormwater and services plans are included with this application</p>
<p>Clause 55.02-5 Integration with the street objectives To integrate the layout of development with the street.</p>	<p>Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.</p>	<p>COMPLIES A common property road will provide access into each of the dwelling/units. There are no made footpaths in Elvin Street but the site is located close to a walking path that leads to High Street and the Commercial centre of Mansfield. Pedestrian access to the main centre is also via Curia Street Both front dwelling/units are orientated to face Elvin Street Front fencing has been included to match existing fencing in the area as most homes have front fencing. (wooden paling) The site is located adjacent to the Mansfield Golf Course and opposite the Tennis Club.</p>

<p>Clause 55.03-1</p> <p>Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6</p> <p>Walls of buildings should be set back from streets the distance specified below:</p> <p>Walls of buildings should be set back from streets the distance specified below:</p> <ul style="list-style-type: none"> ▪ There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. ▪ The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>COMPLIES</p> <p>The proposed setback from Elvins Street for the units is 7.2 metres to the closest point.</p> <p>Setback to the adjoining dwelling to the north is 8.835 metres whilst the dwelling to the south is 5.525 (Plan A001)</p> <p>The average setback in this instance is 7.1 metres.</p> <p>The development has been setback 7.8 metres to match existing setbacks and the setback pattern in the area.</p>
<p>Clause 55.03-2</p> <p>Building height objectives</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, 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.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>COMPLIES</p> <p>The maximum building height in the Residential 1 Zone is 11 metres</p> <p>There is no maximum building height included in the Schedule to the R1Z.</p> <p>Clause 55.03-2 provides that the maximum height should not exceed 9 metres.</p> <p>The roof pitch at its highest point is 7.6 metres on the section drawings for each unit. See Plan A010 for heights on various elevations.</p>
<p>Clause 55.03-3</p> <p>Site coverage objective</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p>	<p>Standard B8</p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p>COMPLIES</p> <p>The site coverage is 38%</p>

<p>To encourage the retention of significant trees on the site.</p>		
<p>Clause 55.03-4 Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	<p>Standard B9 At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p>COMPLIES 36.4% of the site will be retained for permeability. An on-site stormwater system will be installed as part of the development at the front of the site. See stormwater plans attached.</p>
<p>Clause 55.03-5 Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10 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. Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>COMPLIES Solar efficiency is achieved with the layout of the units due to the east west orientation of the allotment. All units have north facing living areas with contemporary open plan living to achieve energy efficiency. Units 6 – 8 (located on the north side of the site) have ample north facing private open areas that lead directly to open plan living areas. Units 1 to 4 (located on the south side of the site) are orientated to achieve solar efficiencies with living/kitchen areas facing directly north. Each of these units also have increased balcony areas on the second level to maximise energy efficiency.</p>
<p>Clause 55.03-6 Open space objective To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Standard B11 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>N/A</p>
<p>Clause 55.03-7 Safety objective To ensure the layout of development provides for the safety and security of</p>	<p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	<p>COMPLIES Both dwellings fronting Elvin Street have entry points that are easily accessible from Elvin Street.</p>

<p>residents and property.</p>	<p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>All other units have direct frontage to the common property driveway and are easily accessible.</p> <p>The layout will provide lighting, visibility, and surveillance of car parks and the internal accessway</p> <p>The layout will create a sense of place within the development where entries and garages are visible to adjoining and opposite dwelling/units providing surveillance and a sense of security.</p>
<p>Clause 55.03-8 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <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>	<p>COMPLIES</p> <p>Landscaping plans are included.</p> <p>The garden area equates to approximately 516m² of the site or 36.4% enabling ample space for garden areas around all units.</p>
<p>Clause 55.03-9 Access objectives</p> <p>To ensure vehicle access to and from a development is safe, manageable and</p>	<p>Standard B14</p> <p>Accessways should:</p> <ul style="list-style-type: none"> ▪ Be designed to allow convenient, safe and efficient vehicle movements and connections within the 	<p>COMPLIES</p> <p>There will be one only double crossover to the site to the common property entrance off Elvins Street. This will also have a shared pedestrian access.</p>

<p>convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>development and to the street network.</p> <ul style="list-style-type: none"> ▪ Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. ▪ Be at least 3 metres wide. ▪ Have an internal radius of at least 4 metres at changes of direction. ▪ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone. <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent 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>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>All vehicles will be able to exit the site in a forward direction. The accessway will be 5.4 metres wide at kerbside.</p> <p>The access will be 6.26 metres from the internal buildings on the north and south.</p> <p>Landscaping throughout will reduce speed but not impact moveability.</p> <p>The accessway will be shared with pedestrian pathways.</p> <p>The one accessway does not exceed 33 per cent of the street frontage.</p> <p>The location of the entrance maximises the retention of kerb side for on-street car parking.</p> <p>Vehicle turning templates are included on Plan</p>
<p>Clause 55.03-10</p> <p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard B15</p> <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 designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. <p>Large parking areas should be broken up with trees,</p>	<p>COMPLIES</p> <p>Each dwelling/unit will have either a double garage (Units 6 – 8) or for units 1 – 4 a garage and an extra space for parking.</p> <p>Two guest or service vehicle car parks are to be located in the middle of the development enabling easier access and moveability.</p>

	<p>buildings or different surface treatments.</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>Clause 55.04-1</p> <p>Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <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 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>COMPLIES EXCEPT FOR UNIT 4</p> <p>There are no new buildings proposed on or within 200mm of any of the boundaries.</p> <p>There are no setbacks specified in a schedule to the zone.</p> <p>Unit 4 has the closest setback to boundary and is located at the rear of the subject site adjacent to the golf course. This setback is 1 metre. This unit has its open space located on the north side.</p> <p>This unit encroaches 750mm outside the Rescode setback. It is in this location where is a large shed on the neighbouring in the back corner of the site and backs onto the gold course. See aerial photograph below and all elevation plans (including internal elevations) that demonstrate the Rescode requirement for setbacks.</p> <p>All other setbacks on the southern boundary are 2.9 metres providing extra private open space at the rear of each and comply.</p> <p>Setbacks on the north boundary comply.</p> <p>Rear setbacks are 1.1 metres for unit 7 and 1.9 metres for Unit 4</p>
<p>Clause 55.04-2</p>	<p>Standard B18</p>	<p>N/A</p>

<p>Walls on boundaries objective</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • 	<p>There are no walls on boundaries proposed under this development.</p>
<p>Clause 55.04-3</p> <p>Daylight to windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19</p> <p>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.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent 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.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>COMPLIES</p> <p>All units comply with the Clause – daylight to habitable room windows</p>
<p>Clause 55.04-4</p> <p>North facing windows objective</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>COMPLIES</p> <p>All dwellings meet the objections of the setbacks to north facing windows – see elevation plans that highlight the Rescode setbacks associated with the height of the buildings.</p> <p>Unit 4 is located more than 3 metres from the rear of the dwelling on the adjoining allotment (No. 25)</p> <ul style="list-style-type: none"> •

<p>Clause 55.04-5</p> <p>Overshadowing open space objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>COMPLIES</p> <p>Overshadowing diagrams are included indicating the overshadowing of the private open space of the adjoining property to the south.</p> <p>The adjoining private open space to the south will have minimal impact between 9 am and 3 pm on 22 September.</p> <p>A shed is located at the rear of the site on the neighbour property (25) in the location of Unit 4. See aerial below.</p>
<p>Clause 55.04-6</p> <p>Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B22</p> <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 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (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 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>COMPLIES</p> <p>To avoid overlooking on upper floors sill heights less than 1700mm (1.7m) have obscure glazing to reduce any overlooking into private open space and habitable room windows on both adjoining allotments to the north and south. See elevation drawings obscure glass coloured blue. See elevation plans attached.</p>

	<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</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 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p>Clause 55.04-7</p> <p>Internal views objective</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Standard B23</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>COMPLIES</p> <p>This requirement can be achieved as there is very limited opportunity to view the private open space and habitable room windows of other units within the development area. This has also been achieved by using obscure glass above 1700mm high on all units.</p> <p>All balconies are 1700mm for privacy to avoid overlooking and provide private open space for the users.</p> <p>All internal dividing fences will be 1.8 metres tall to provide privacy</p>
<p>Clause 55.04-8</p> <p>Noise impacts objective</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Standard B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>COMPLIES</p> <p>Noise should be guided by noise limits set for residential purposes under the Environment Protection Authority. .</p>

<p>Clause 55.05-1 Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>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>	<p>COMPLIES All entries are located on ground are easily accessible at the front of each dwelling/unit.</p>
<p>Clause 55.05-2 Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26 Entries to dwellings and residential buildings should:</p> <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. 	<p>COMPLIES All entry ways are easily identifiable from the common property road and Elvin Street</p>
<p>Clause 55.05-3 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>COMPLIES All new habitable room windows have adequate daylight</p>
<p>Clause 55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the 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 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or 	<p>COMPLIES</p>

	<ul style="list-style-type: none"> ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">UNIT No.</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">SECLUDED OPEN SPACE</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">BALCONY</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">TOTAL</th> </tr> </thead> <tbody> <tr> <td>UNIT 1</td> <td>35m²</td> <td>26.5m²</td> <td>61.5m²</td> </tr> <tr> <td>UNIT 2</td> <td>41m²</td> <td>27m²</td> <td>68m²</td> </tr> <tr> <td>UNIT 3</td> <td>53m²</td> <td>27m²</td> <td>80m²</td> </tr> <tr> <td>UNIT 4</td> <td>83.5m²</td> <td>27m²</td> <td>110.5m²</td> </tr> <tr> <td>UNIT 5</td> <td>34m²</td> <td>9.4m²</td> <td>43.4m²</td> </tr> <tr> <td>UNIT 6</td> <td>35m²</td> <td>8m²</td> <td>43m²</td> </tr> <tr> <td>UNIT 7</td> <td>44.5m²</td> <td>12m²</td> <td>56.5m²</td> </tr> </tbody> </table>	UNIT No.	SECLUDED OPEN SPACE	BALCONY	TOTAL	UNIT 1	35m ²	26.5m ²	61.5m ²	UNIT 2	41m ²	27m ²	68m ²	UNIT 3	53m ²	27m ²	80m ²	UNIT 4	83.5m ²	27m ²	110.5m ²	UNIT 5	34m ²	9.4m ²	43.4m ²	UNIT 6	35m ²	8m ²	43m ²	UNIT 7	44.5m ²	12m ²	56.5m ²
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<p>Clause 55.05-5 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate. 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>COMPLIES The private open space areas including balconies have a northerly aspect. Units 1, 2 & 4 have large open space areas taking advantage of front and rear garden areas.</p>																																
<p>Clause 55.05-6 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>COMPLIES Each unit has the required amount of storage facilities as indicated on the plans.</p>																																
<p>Clause 55.06-1 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31 The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>COMPLIES The design respects the neighbourhood character with articulated facades and detailing with different building materials. The pitched roof form is in keeping with both old and new dwellings in Elvin Street. Windows and doors will be proportionate. Garages will not be visually prominent from Elvin Street</p>																																

<p>Clause 55.06-2 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ Streets in a Road Zone, Category 1: 2 metres. ▪ Other streets: 1.5 metres. 	<p>COMPLIES Front fencing has been included as most of Elvin Street has front fencing of various styles. This will keep the preferred character for front fencing</p>
<p>Clause 55.06-3 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p>	<p>Standard B33 Development should clearly delineate public, communal, and private areas. Common property, where provided, should be functional and capable of efficient management.</p>	<p>COMPLIES Common property area will be well defined with two extra car parking spaces located in the middle of the site for ease of access and moveability. The common property area can easily be managed and maintained</p>
<p>Clause 55.06-4 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34 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. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>COMPLIES A variation to the easement located on Lot 1 LP22036 will be required to accommodate a relocated stormwater easement in the common property area as per information submitted with this application There is ample space at the front of the site for rubbish bins and mail boxes and they have been indicated on the plans attached. Bin collection days can be staggered to reduce the number of bins in the street on any one pick up day.</p>

23 AND 25 ELVIN STREET, MANSFIELD



Sheds at rear of No
25 Elvins Street