

58.02 Urban Context	Response
<p>58.02-1 Urban context objectives</p> <p>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p> <p>Standard D1</p> <p>The design response must be appropriate to the urban context and the site.</p> <p>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</p>	<p> Complies</p> <p>The proposed development facilitates an urgent upgrade to the existing building. The existing building is extremely weathered, not insulated, and has degrading structural elements. The design is respectful to the original built form of the building and is a very modest extension having regard to the extremely large size of the leasehold allotment.</p> <p>The architectural form incorporates varying roof pitches, non-aligned walls, a range of external materials and irregular sized and placed windows. These elements are typical of Australian alpine architecture and will ensure that the building blends into the surrounding landscape.</p>
<p>58.02-2 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 higher density residential development where development can take advantage of public and community infrastructure and services.</p> <p>Standard D2</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>The proposal is provided in accordance with the applicable State and Local planning policies as set out in the Alpine Resorts Planning Scheme. Refer to the Town Planning Report prepared by Mountain Planning.</p>
<p>58.02-3 Dwelling diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>N/A as only two dwellings are proposed.</p>

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<p>Standard D3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</p>	
<p>58.02-4 Infrastructure objectives</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> <p>Standard D4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>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</p> <p>The proposed development is located within an existing residential area and will be provided with appropriate utility services and infrastructure.</p>
<p>58.02-5 Integration with the street objective</p> <p>To integrate the layout of development with the street.</p> <p>Standard D5</p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development 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> Complies</p> <p>The proposed development has been designed to maximise the proposed service road to the frontage to be constructed by the RMB. This allows onsite car parking which would otherwise not be possible as the rear access is closed to vehicles during the winter.</p> <p>The design detail ensures that the building fronts the new service road.</p> <p>No fencing is proposed.</p>
<p>58.03 Site Layout</p>	

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<p>58.03-1 Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p> <p>Standard D6</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the table provided at Clause 58.03-1.</p>	 <p>Complies</p> <p>The proposed design maximises solar access to the north with the placement of living rooms and secluded private open space to the north.</p> <p>An energy efficiency report can be provided as a condition of the planning permit.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>58.03-2 Communal open space objective</p> <p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p> <p>Standard D7</p> <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, which ever is lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> - Be located to: <ul style="list-style-type: none"> ● Provide passive surveillance opportunities, where appropriate. ● Provide outlook for as many dwellings as practicable. ● Avoid overlooking into habitable rooms and private open space of new dwellings. ● Minimise noise impacts to new and existing dwellings. 	 <p>Complies</p> <p>The only communal space proposed for the dwellings is the large deck to the north and west.</p> <p>The proposed deck is orientated to the north with uninterrupted views to the north. The deck will feature an outdoor dining area, BBQ and outdoor shower.</p>

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<ul style="list-style-type: none"> - Be designed to protect any natural features on the site. - Maximise landscaping opportunities. - Be accessible, useable and capable of efficient management. 	
<p>58.03-3 Solar access to communal outdoor open space objective</p> <p>To allow solar access into communal outdoor open space.</p> <p>Standard D8</p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>	 <p>Complies</p> <p>The communal open space is orientated to the north.</p>
<p>58.03-4 Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and people in the vicinity.</p> <p>Standard D9</p> <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</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>Complies</p> <p>The communal open space is orientated to the north.</p> <p>It is further submitted that safety is not an issue at Mt Hotham.</p>
<p>58.03-5 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the area.</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>Complies</p> <p>Landscaping is not proposed.</p> <p>The balance of the land will be maintained for defendable space (the current conditions of the land meet the requirements for vegetation management).</p>

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To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.

Standard D10

The landscape layout and design should:

- Be responsive to the site context.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site and integrate planting and water management.
- Allow for intended vegetation growth and structural protection of building
- 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.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

58.03-6 Access objective

To ensure the number and design of vehicle crossovers respects the urban context.

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<p>Standard D11</p> <p>The width of accessways or car spaces should not exceed:</p> <p>33 per cent of the street frontage, or</p> <p>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</p> <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>The crossover will be 7.9m which represents 21% of the street frontage which complies with Standard D11.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>58.03-7 Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p> <p>Standard D12</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings. - Be secure. - Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings 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 style="text-align: center;"> Complies</p> <p>Parking is located directly off the proposed service road.</p> <p>One space is proposed for each dwelling. The local provision requires 1 space per three beds. Each dwelling will have four beds. The normal procedure for calculating the car parking requirements is to round down. Therefore, one space per dwelling is required and the development meets this requirement.</p> <p>The car parking will be located within an underground garage with direct access to the dwellings upstairs. The provision of secure, underground, car parking at Mt Hotham is of great benefit. It reduces pressure on the public infrastructure and provides guests with car parking onsite out of the weather.</p>
<p>58.03-8 Integrated water and stormwater management objective</p> <p>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</p> <p>To facilitate stormwater collection, utilisation and infiltration within the development.</p> <p>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</p>	<p style="text-align: center;"> Complies</p> <p>The development will be connected to the existing drainage infrastructure system.</p>

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<p>Standard D13</p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p> <p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. - Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>The site is large enough to facilitate the stormwater disposal around the building with permeation into the ground water system; this is no different to the current arrangement.</p>
<p>58.04 Amenity Impacts</p>	
<p>58.04-1 Building setback objectives</p> <p>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</p> <p>To allow adequate daylight into new dwellings.</p> <p>To limit views into habitable room windows and private open space of new and existing dwellings.</p> <p>To provide a reasonable outlook from new dwellings.</p> <p>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</p> <p>Standard D14</p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> - Ensure adequate daylight into new habitable room windows. - Avoid direct views into habitable room windows and private open space of new and existing dwellings. <p>Developments should avoid relying on screening to reduce views.</p>	<div style="text-align: center;">  <p>Complies</p> </div> <p>The proposal has substantial side and rear setbacks that will ensure that the two adjoining buildings are not detrimentally affected by the proposal.</p> <div style="border: 2px solid red; padding: 10px; margin: 20px auto; width: 80%; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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<ul style="list-style-type: none"> - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. - Ensure the dwellings are designed to meet the objectives of Clause 58. 	
<p>58.04-2 Internal views objective</p> <p>To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p>Standard D15</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</p>	 <p>Complies</p> <p>The proposal has also been carefully designed to protect the private open space and habitable rooms of existing and proposed developments from overlooking.</p>
<p>58.04-3 Noise impacts objectives</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external and internal noise sources.</p> <p>Standard D16</p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p>	 <p>Complies</p> <p>The proposal has substantial setbacks which will ensure that external noise sources do not impact the amenity of the proposed dwellings.</p> <p>It is further submitted that during our site inspection and our knowledge of the area that there are no external noise sources which are of concern.</p> <p>Double glazed windows and new insulation will be installed which will minimise any impacts from the Great Alpine Road.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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<p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	
<p>58.05 On-Site Amenity and Facilities</p>	
<p>58.05-1 Accessibility objective</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility. To protect the site and surrounding area from environmental degradation or nuisance prior</p> <p>Standard D17</p> <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. - A main bedroom with access to an adaptable bathroom. - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 	<p>Does not comply.</p> <p>The proposal includes only two dwellings and it has not been possible to include an accessible dwelling due to the constraints of the existing building form which we have tried to retain.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>58.05-2 Building entry and circulation objective</p> <p>To provide each dwelling and building with its own sense of identity.</p> <p>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</p> <p>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</p> <p>Standard D18</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> - Be visible and easily identifiable. - Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> - Clearly distinguish entrances to residential and non-residential areas. - Provide windows to building entrances and lift areas. - Provide visible, safe and attractive stairs from the entry level to encourage use by residents. - Provide common areas and corridors that: 	<p> Complies</p> <p>Both dwellings will have sperate entrances at the top of the stairwell.</p> <p>Entrances will include a roof to provide shelter from the weather.</p> <p>The internal layout provides for the safe and efficient movement of occupants.</p> <p>The entries will have airlocks to improve energy efficiency.</p>

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- Include at least one source of natural light and natural ventilation.
- Avoid obstruction from building services.
- Maintain clear sight lines.

58.05-3 Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table D5 Balcony Size

Dwelling Type	Minimum Size	Minimum Dimension
Studio or 1 bedroom	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

58.05-4 Storage objective

To provide adequate storage facilities for each dwelling.

Standard D20

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.

Part complies

The lower dwelling will have access to the north facing deck which far exceeds the area required for a podium or balcony.

The upper dwelling will have an 8.5m² balcony. The requirement is for 12m². We submit that in the context of Mt Hotham this is sufficient. However, there is plenty of area available if 12m² is required. If required, this can be conditioned, and the width of the balcony can be increased.

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Complies

A large storage area is proposed in the basement. These dwellings will be used for short term accommodation and a shared space is reasonable given that it will operate as a ski lodge most of the time and most ski rooms are shared between all guests.

Table D6 Storage		
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

58.06 Detailed Design	
<p>58.06-1 Common property objectives</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> <p>Standard D21</p> <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> Complies</p> <p>The development will not be subdivided or sub-leased and therefore there will be no common property.</p>
<p>58.06-2 Site services objectives</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p>Standard D22</p> <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p> Complies</p> <p>All site services will be contained within the building.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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58.06-3 Waste and recycling objectives

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D23

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the development.
 - Adequately ventilated.
 - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.



Complies

Waste and recycling will be housed within an external hutch to a road to the satisfaction of the RMB – this is normally conditioned.

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58.07 Internal Amenity

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58.07-1 Functional layout objective

To ensure dwellings provide functional areas that meet the needs of residents.

Standard D24

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D7 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm



Complies

The proposed room sizes accord with the requirements of those listed in D7 – please refer to the plans prepared by Carter Perspective.

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<p>58.07-2 Room depth objective</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>Standard D25</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none">- The room combines the living area, dining area and kitchen.- The kitchen is located furthest from the window.- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	<p> Complies</p> <p>Please refer to sections within the architectural drawings which confirms the ceiling height is at least 2.7m.</p>
<p>58.07-3 Windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard D26</p> <p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none">- A minimum width of 1.2 metres.- A maximum depth of 1.5 times the width, measured from the external surface of the window.	<p> Complies</p> <p>The proposed development maximises windows to the north for habitable rooms and it is fortunate that the north elevation is obstructed by any adjoining buildings and that windows can be placed on this elevation.</p>

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58.07-4 Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard D27

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.



Complies

The proposed dwellings will have excellent natural ventilation with maximum windows provided.

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