

APPENDIX F – CLAUSE 55 RESCODE ASSESSMENT

Neighbourhood Character

Clause 55.02

Title	Standard	Complies / Does Not Comply / Partial Compliance
B1 Neighbourhood Character	Appropriate design response to the neighbourhood and site.	Y Complies
	Design respects the existing or preferred neighbourhood character & responds to site features.	Y Complies
Comments: <ul style="list-style-type: none"> Medium density apartment being constructed in accordance with the future character of the local town centre 		
B2 Residential Policy	Application to be accompanied by written statement that explains consistency with relevant housing policy in SPPF, LPPF, MSS and local planning policies.	Y Complies
Comments: <ul style="list-style-type: none"> See attached planning report 		
B3 Dwelling Diversity	Developments of ten or more dwellings to provide for: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	Y Complies
Comments: <ul style="list-style-type: none"> Proposal has mix of 2 and 3 bedroom dwellings 		
B4 Infrastructure	Connection to reticulated sewerage, electricity, gas and drainage services. Capacity of infrastructure and utility services should not be exceeded unreasonably. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	Y Complies
Comments: <ul style="list-style-type: none"> The proposed development can be connected to a full range of services and infrastructure and will not cause for the capacity of these services to be exceeded. 		
B5 Integration with the Street	Development orientated to front existing and proposed streets.	Y Partial compliance
	Vehicle and pedestrian links that maintain and enhance local accessibility.	Y Complies
	High fences in front of dwellings should be avoided if practicable.	N/A
	Development next to public open space should be laid out to complement the open space.	Y Complies

Title	Standard	Complies / Does Not Comply / Partial Compliance
Comments: <ul style="list-style-type: none"> The proposal requires a permit as its entrance is larger than the zone allowances however the entrance as proposed is still appropriate. 		

Site Layout and Building Massing

Clause 55.03

Title	Standard	Complies / Does Not Comply / Partial Compliance
B6 Street Setback	<ul style="list-style-type: none"> Walls of buildings should be set back from streets: at least the distance specified in the schedule to the zone, or Average of setbacks on abutting allotments or 9 metres; or Same setback of front wall of existing dwelling or 9 metres (1 adjoining dwelling) Same as existing or 9 metres, If no building 6 m for RDZ1 and 4m for other. Min side setback for side walls same as existing or 3 metres 	N/A
Comments: <ul style="list-style-type: none"> . 		
B7 Building Height	The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land. Or where no max is specified, 9 metres, unless slope is 2.5 degrees or more = 10 metres	Y Partial compliance
Comments: <ul style="list-style-type: none"> The proposed development has a maximum proposed height of 15.5 metres which is appropriate in the context of a local town centre. 		
B8 Site Coverage	The site area covered by buildings should not exceed: <ul style="list-style-type: none"> The max site coverage specified in the schedule to the zone, or If no max site coverage is specified 60% 	N/A
Comments: <ul style="list-style-type: none"> The apartments are located on the upper levels of the building. 		
B9 Permeability	At least 20% of the site should not be covered by impervious surfaces	N/A
Comments: <ul style="list-style-type: none"> The apartments are located on the upper levels of the building. 		

Title	Standard	Complies / Does Not Comply / Partial Compliance
B10 Energy Efficiency	Orientation, Siting and design of buildings should make appropriate use of solar energy. If practicable the living areas and private open space are to be located on the north side. Solar access for north-facing windows should be maximised.	Y Complies
Comments: <ul style="list-style-type: none"> The dwellings have been designed and orientated to achieve the desired energy efficiency levels. The proposal maximises access to daylight to living areas and private open space where possible. Dwelling numbers facing south have been minimised. 		
B11 Open Space	Public open spaces should: <ul style="list-style-type: none"> Be substantially fronted by dwellings. Provide outlook for dwellings. Be designed to protect natural features. Be accessible and usable. 	Y Complies
Comments <ul style="list-style-type: none"> Open space is provided in the form of balconies and complies with requirements. 		
B12 Safety	Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways. Planting should not create unsafe spaces along streets and accessways Good lighting, visibility and surveillance of car parks and internal accessways. Protection of private spaces from inappropriate use as public thoroughfares.	Y Complies
Comments: <ul style="list-style-type: none"> The proposed entrance is clearly identifiable at ground level. 		
B13 Landscaping	Landscape layout and design should: <ul style="list-style-type: none"> Protect predominant landscape features of the neighbourhood Provide a safe, attractive and functional environment for residents Specify landscape themes, vegetation location & species, paving & lighting. Development should: <ul style="list-style-type: none"> Provide for the retention or planting of trees, where these are part of the character of neighbourhood. Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made, 	N/A
Comments: <ul style="list-style-type: none"> Landscaping will be provided in the context of the broader town centre. 		

Title	Standard	Complies / Does Not Comply / Partial Compliance
B14 Access	Accessways should provide: <ul style="list-style-type: none"> ▪ Safe, convenient and efficient vehicle movements and connections to the street network ▪ Designed to ensure that vehicles can exit in a forward direction if the accessway serves more than 5 car spaces, 3 or more dwellings or connects to a road in a Road Zone. ▪ A width of at least 3m ▪ An internal radius of at least 4m at changes of direction. ▪ A passing area at the entrance that is at least 5m wide and 7m long if the accessway serves 10 or more car spaces and connects to a road in a Road Zone. 	Y Complies
	The width of the accessways or car spaces should not exceed: <ul style="list-style-type: none"> ▪ 33% of the street frontage; or ▪ 40% if the width of the street frontage is less than 20m. 	Y Complies
	For each dwelling fronting a street, only one single width crossover should be provided.	Y Complies
	The location of crossovers will maximise the retention of on-street car parking spaces.	Y Complies
	Access points to a road in Road Zones to be minimised.	N/A
	Access for service, emergency and delivery vehicles must be provided.	Y Complies
Comments: <ul style="list-style-type: none"> ▪ GTA have reviewed the plans and found them to be satisfactory from a design perspective. 		
B15 Parking Location	Car parking facilities should be: <ul style="list-style-type: none"> ▪ Close and convenient to dwellings. ▪ Secure. ▪ Designed to allow safe and efficient movements. 	Y Complies
	Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	Y Complies
Comments: <ul style="list-style-type: none"> ▪ The parking area will be at ground level and accessed by a lift, and stairs. 		
B16 Parking Provision	Car parking for residents to be provided as follows: 1 car space for each 1 or 2 bedroom dwelling. 2 spaces for each 3 or more bedroom dwelling with 1 space under cover.	Y Complies
	1 visitor space per 5 dwellings and marked for visitor parking.	Y Complies

Title	Standard	Complies / Does Not Comply / Partial Compliance
	In developments of five or more dwellings bicycle parking spaces should be provided.	Y Complies
	Minimum car park and accessway dimensions	Y Complies
	Car spaces provided in a garage, carport or otherwise constrained by walls should be: <ul style="list-style-type: none"> One space: 6m long + 3.5m wide. Two spaces: 6m long + 5.5m wide measured inside the garage or carport. 	Y Complies
	Car parking facilities should: <ul style="list-style-type: none"> Be designed for efficient use and management. 	Y Complies
Comments: <ul style="list-style-type: none"> GTA has reviewed the plans and found them to be compliant. 		

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
B17 Side and Rear Setbacks	A new building not on or within 150mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> At least the distance specified in the schedule to the zone, or 1m+ 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	N/A
Comments: <ul style="list-style-type: none"> 		
B18 Walls on Boundaries	A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10m plus 25 % of the remaining length of the boundary of an adjoining lot. Or <ul style="list-style-type: none"> Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater. 	N/A
Comments: <ul style="list-style-type: none"> 		
B19 Daylight to Existing Windows	Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).	N/A

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
	Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	N/A
Comments: <ul style="list-style-type: none"> 		
B20 North Facing Window	Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.)	NA
Comments: <ul style="list-style-type: none"> 		
B21 Overshadowing Open Space	Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	N/A
Comments: <ul style="list-style-type: none"> 		
B22 Overlooking	A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either: <ul style="list-style-type: none"> A minimum offset of 1.5m from the edge of one window to the other. Sill heights of at least 1.7m above floor level. Fixed obscure glazing in any part of the window below 1.7m above floor level. Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 % transparent. 	N/A
	Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.	N/A
	Screens to obscure view should be: <ul style="list-style-type: none"> Perforated panels or trellis with solid translucent panels or a maximum 25% openings. Permanent, fixed and durable. Blended into the development. 	Y Complies
Comments: <ul style="list-style-type: none"> The proposed development has been appropriately designed to ensure that upper floor windows do not overlook adjoining properties. 		

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
B23 Internal Views	Windows and balconies should to be designed to prevent overlooking of more than 50% of the secluded private open space of a residential building within the same development.	Y Complies
Comments: <ul style="list-style-type: none"> First floor windows have been sited to ensure that there is minimal overlooking of the private open space of other dwellings within the development. 		
B24 Noise Impacts	Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	Y Complies
Comments: <ul style="list-style-type: none"> Air conditioning units will be located to minimise impact on neighbours. 		

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
B25 Accessibility	Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	Y Complies
Comments: <ul style="list-style-type: none"> See design 		
B26 Dwelling Entry	Entries are to be visible and easily identifiable from streets and other public areas. The entries should provide shelter, a sense of personal address and a transitional space.	Y Complies
Comments: <ul style="list-style-type: none"> The dwelling entry is clearly identifiable, provides each dwelling with a unique sense of address and provides shelter at the dwelling entry, in the form of a porch or verandah. 		
B27 Daylight to New Windows	Habitable room windows to face: <ul style="list-style-type: none"> Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; 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. 	Y Complies
Comments: <ul style="list-style-type: none"> Habitable room windows within the development have been designed and sited to achieve good access to daylight. 		

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
B28 Private Open Space	<p>Unless specified in the schedule to the zone, a dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room. 	Y Complies
Comments: <ul style="list-style-type: none"> Each dwelling is provided with open space that satisfies these requirements. Check schedule to Residential 1 Zone for local variations. 		
B29 Solar Access to Open Space	The private open space should be located on the north side of the dwelling if appropriate.	Y Complies
	Southern boundary of open space should be setback from any wall on the north of the space at least $(2+0.9h)$ h= height of wall.	N/A
Comments: <ul style="list-style-type: none"> Open space maximises available solar orientation where possible. 		
B30 Storage	Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	Y Complies
Comments: <ul style="list-style-type: none"> Each of the proposed dwellings is provided with a designated storage area. 		

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
B31 Design Detail	<p>Design of buildings should respect the existing or preferred neighbourhood character</p> <p>Garages and carports should be visually compatible with the development and neighbourhood character.</p>	Y Complies
Comments: <ul style="list-style-type: none"> The dwellings are designed in an integrated manner with other buildings in the centre. 		
B32	The front fence should complement the design of the dwelling or any front fences on adjoining properties.	N/A

Title & Objective	Standard	Complies / Does Not Comply / Partial Compliance
Front Fences	<p>A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed:</p> <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. 	N/A
Comments: <ul style="list-style-type: none"> ▪ 		
B33 Common Property	<p>Should be functional and capable of efficient management.</p> <p>Public, communal and private areas should be clearly delineated.</p>	Y Complies
Comments: <ul style="list-style-type: none"> ▪ Proposal shows standard common property arrangements. 		
B34 Site Services	<p>Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.</p>	Y Complies
Comments: <ul style="list-style-type: none"> ▪ The proposed development has sufficient provision for the inclusion and maintenance of onsite services. Each of the dwellings is provided with sufficient area for the storage of rubbish bins and provision of mailboxes. 		