

Item 12.9 Planning Application PA 2017/6447 - Use and development of land for a 3 storey mixed use commercial building, comprising of 3 apartments, child care centre, office, food and drink premise, basement car parking, and a reduction in the car parking requirements At 17 Scott Street

Appendix 3 Assessment against relevant policies - undated

### Appendix 3 – Assessment against relevant Planning Scheme controls

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>Planning Policy Framework (PPF)</b>	
Clause 11.01 (11.01-1S) – Settlement	<p>The Settlement Policy at Clause 11 provides numerous policy directives to ensure that the needs of existing and future comments are met through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Amongst the numerous policy directives, the Supply of urban land policy at Clause 11.02-1 seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</p> <p>The proposal will make more efficient use of commercially zoned land which is fully serviced and has access to a wide range of infrastructure and services.</p>
Clause 11.03-1S – Activity Centres	<p>The objectives of the Activity Centres policy at Clause 11.03-1S encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.</p> <p>The subject land is located within the Scott Street Neighbourhood Activity Centre.</p>
Clause 15.01-2S – Building Design	<p>The Building Design policy at Clause 15.01-2S provides a series of planning principles to assess non-residential development proposals. The principles include the need to consider context; the public realm; safety; landmarks, views and vistas; pedestrian spaces; heritage; consolidation of sites and empty sites; light and shade; energy and resource efficiency; architectural quality; and landscape architecture.</p> <p>The proposal has referred to Council's Urban Designers on three separate occasions, and only minor issues in relation improving activation and articulation along the southern elevation and improving passive surveillance were raised. The issues have now been addressed.</p>
Clause 16.01-3S – Housing Diversity	<p>The Housing Diversity Policy at Clause 16.01-3S emphasises the need to provide a range of housing types to meet increasing diverse needs of the community.</p> <p>The provision of apartment style accommodation will improve housing choice.</p>
Clause 17.02-1S – Business	<p>The objective of the Business Policy at Clause 17.02-1S is to <i>"encourage development which meets the communities' needs for retail, entertainment, office and other commercial services"</i>.</p> <p>The proposal generally complies with this clause.</p>

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<p>Clause 19.02-2S – Education facilities</p>	<p>The objective of the Education facilities policy at Clause 19.02-2S is to assist the integration of education and early childhood facilities with local and regional communities. The strategies include:</p> <ul style="list-style-type: none"> <li>• <i>Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.</i></li> <li>• <i>Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.</i></li> <li>• <i>Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.</i></li> <li>• <i>Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.</i></li> </ul> <p>The proposal generally complies with this clause.</p>
<p><b>Local Planning Policy Framework (LPPF)</b></p>	
<p>Clause 21.06 – Activity Centres and Retail Provision</p>	<p>The purpose of the Activity Centres and Retail Provision at Clause 21.06 is to implement the City of Melton Retail and Activity Centre Strategy, March 2014. The strategy is Council's response to the growth of services needed to provide for a rapidly growing population and provides a comprehensive plan to support long term integrated land use planning and the delivery of a hierarchy of retail and activity centres across the City of Melton. The subject land is located within a Neighbourhood Activity Centre.</p> <p>The proposal generally complies with this clause.</p>
<p>Clause 22.12 (Housing Diversity Policy)</p>	<p>The objective of this clause is to</p> <ul style="list-style-type: none"> <li>• To encourage the provision of affordable housing options for households of all income levels;</li> <li>• To protect and enhance the neighbourhood character of residential areas where appropriate;</li> <li>• To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products;</li> <li>• To support increased residential densities in locations with high levels of access to infrastructure, services and transport and</li> <li>• To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable.</li> </ul> <p>It is policy to:</p> <ul style="list-style-type: none"> <li>• Encourage the development of a range of housing</li> </ul>

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	<p>options throughout the municipality.</p> <ul style="list-style-type: none"> <li>• Ensure that new development does not impact adversely on areas of recognised neighbourhood character.</li> <li>• Encourage higher density development to locate in areas with high levels of accessibility to infrastructure and services.</li> <li>• Encourage the redevelopment of well located infill sites.</li> <li>• Encourage housing development that features innovative design and responds to the principles of sustainability.</li> </ul> <p>The proposed development adds to dwelling diversity in the area.</p>
<b>Zone</b>	
Clause 34.01 (Commercial 1 Zone)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.</li> <li>• To provide for residential uses at densities complementary to the role and scale of the commercial centre.</li> </ul> <p>The proposed mix of uses and the overall development is generally consistent with the purpose of the zone.</p>
<b>Particular Provisions</b>	
Clause 52.06 (Car parking)	<p>The purpose of this clause is to outline the car parking requirements for specific types of uses. It outlines that:</p> <p>A child care centre use is required to provide 0.22 car spaces are required per child. A maximum of 33 children are proposed equating to 7 car spaces.</p> <p>An office use is required to provide 3.5 spaces per 100 square metres of leasable area. The office would have floor area of 114 square metres equating to 4 car spaces.</p> <p>A food and drink premises (pizza shop) is required to provide 4 spaces per 100 square metres of leasable area. The office would have floor area of 106 square metres equating to 4 car spaces</p> <p>Each two bedroom dwelling is required to provide 1 car space equating to 3 car parking spaces.</p> <p>A total of 18 is required under Clause 52.06 for the combination of uses. A total of 13 car parking spaces are located on site. As such, a reduction of 5 car parking reduction.</p> <p>The applicant has provided a Car Parking Demand Assessment to justify the reduction in the car parking</p>

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	requirements, which has been reviewed by Council's Traffic and Transport Engineers.
Clause 55.07 (Apartment Developments)	<p>The Clause sets out requirements for an apartment development.</p> <p>The proposal generally complies with the requirements of Clause 55.07. A detailed assessment of the proposal against the provisions of Clause 55.07 are detailed in Table 1.</p>
Clause 65 Decision Guidelines	<p>Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.</p> <p>The proposal generally complies with the decision guidelines of Clause 65.</p>

Clause 55.07 – Apartment Developments

	Comments
<p><b>55.07-1</b></p> <p><b>Energy efficiency objectives</b></p> <p><b>B35</b></p>	<p>The objective is to:</p> <p><i>To achieve and protect energy efficient dwellings and buildings.</i></p> <p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p> <p><i>To ensure dwellings achieve adequate thermal efficiency.</i></p> <p>The standard states (amongst other items):</p> <p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Oriented to make appropriate use of solar energy.</i></li> <li>▪ <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> <li>▪ <i>Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.</i></li> </ul> <p><i>Living areas and private open space should be located on the north side of the development, if practicable.</i></p> <p><u>Assessment</u></p> <p>The subject site is located at the south end of the activity centre. The provision of living areas and open space to the north side of the development would be quite difficult, and unpractical.</p>
<p><b>55.07-2</b></p> <p><b>Communal open space</b></p>	<p>The objective is to:</p> <p>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</p>

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<p><b>objective</b> <b>B36</b></p>	<p>The standard states (amongst other items): <i>“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.”</i></p> <p><u>Assessment:</u> This objective and standard is not applicable to this application, given, that only three apartments are being proposed.</p>
<p><b>55.07-3</b> <b>Solar access to communal outdoor open space objective</b> <b>B37</b></p>	<p>The objective is to: To allow solar access into communal outdoor open space.</p> <p>The standard states (amongst other items): <i>“The communal outdoor open space should be located on the north side of a building, if appropriate.”</i></p> <p><u>Assessment:</u> This objective and standard is not applicable to this application, given, that no communal open space areas are proposed.</p>
<p><b>55.07-4</b> <b>Deep soil areas and canopy trees objective</b> <b>B38</b></p>	<p>The objective is to: To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.</p> <p>The standard states (amongst other items): <i>“The landscape layout and design should: Be responsive to the site context. 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. Integrate planting and water management. Developments should provide the deep soil areas and canopy trees specified in Table B5.</i></p>

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Table B5 Deep soil areas and canopy trees		
Site area	Deep soil areas	Minimum tree provision
750 - 1000 square metres	5% of site area (minimum dimension of 3 metres)	1 small tree (6-8 metres) per 30 square metres of deep soil
1001 - 1500 square metres	7.5% of site area (minimum dimension of 3 metres)	1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil
1501 - 2500 square metres	10% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil
>2500 square metres	15% of site area (minimum dimension of 6 metres)	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil

**Assessment:**  
The subject land is approximately 425 square metres in area. This objective and standard is not applicable to this application.

**55.07-5 Integrated water and stormwater management objectives B39**  
The objective is to:  
*To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.*  
*To facilitate stormwater collection, utilisation and infiltration within the development.*  
*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.*  
  
The standard states (amongst other items):  
*Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.*  
*Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.*  
  
**Assessments:**  
The collection and use of rainwater, stormwater, and recycled water is not practical due the small size of the allotment, and that the second floor is proposed to be used for a child care centre.

**55.07-6 Noise impacts objectives**  
The objective is to:  
*To contain noise sources in developments that may affect existing dwellings.*

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<p><b>B40</b></p>	<p><i>To protect residents from external and internal noise sources.</i></p> <p>The standard states (amongst other items):</p> <p><i>“Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</i></p> <p><i>The layout of new dwellings and buildings should minimise noise transmission within the site.</i></p> <p><i>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.</i></p> <p><i>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</i></p> <p><i>Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</i></li> <li>▪ <i>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.”</i></li> </ul> <p><u>Assessment:</u></p> <p>The pizza shop located below is likely to result in noise impacts (extraction fan, freezers, etc.), if it is not properly managed. In the event that a permit is granted, a condition can be placed on the planning to ensure that building is designed and constructed in accordance with the Standard.</p>
<p><b>55.07-7</b></p> <p><b>Accessibility objective</b></p> <p><b>Standard B41</b></p>	<p>The objective is to:</p> <p><i>To ensure the design of dwellings meets the needs of people with limited mobility.</i></p> <p>The standard states (amongst other items):</p> <ul style="list-style-type: none"> <li>▪ <i>At least 50 per cent of dwellings should have: A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</i></li> <li>▪ <i>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.</i></li> <li>▪ <i>A main bedroom with access to an adaptable bathroom.</i></li> <li>▪ <i>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7.</i></li> </ul>

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Table B7 Bathroom design		
	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> <li>▪ A slide door, or</li> <li>▪ A door that opens outwards, or</li> <li>▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>▪ A slide door, or</li> <li>▪ A door that opens outwards, or</li> <li>▪ A door that opens inwards and has readily removable hinges.</li> </ul>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>▪ A minimum area of 1.2 metres by 1.2 metres.</li> <li>▪ Located in front of the shower and the toilet.</li> <li>▪ Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>▪ A minimum width of 1 metre.</li> <li>▪ The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>▪ Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

**Assessment:**  
The proposal complies with the accessible objective and standard.

<p><b>55.07-8</b> <b>Building entry and circulation objectives</b> <b>Standard B42</b></p>	<p>The objective is to:</p> <p><i>To provide each dwelling and building with its own sense of identity.</i></p> <p><i>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</i></p> <p><i>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</i></p> <p>The standard states (amongst other items):</p> <p><i>“Entries to dwellings and buildings should:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Be visible and easily identifiable.</i></li> <li>▪ <i>Provide shelter, a sense of personal address and a transitional space around the entry.</i></li> </ul> <p><i>The layout and design of buildings should:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas.</i></li> <li>▪ <i>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</i></li> <li>▪ <i>Provide common areas and corridors that:</i> <ul style="list-style-type: none"> <li>- <i>Include at least one source of natural light and natural ventilation.</i></li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>- Avoid obstruction from building services.</li> <li>- Maintain clear sight lines.”</li> </ul> <p><u>Assessment:</u> The proposal generally complies with the objective and standard.</p>												
<p><b>55.07-9</b> <b>Private open space above ground floor objective</b> <b>B43</b></p>	<p>The objective is to: To provide adequate private open space for the reasonable recreation and service needs of residents</p> <p>The standard states (amongst other items): “A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.</li> </ul> <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.”</p> <p><b>Table B8 Balcony size</b></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table> <p><u>Assessment:</u> The proposal complies with the objective and standard.</p>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	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
Dwelling type	Minimum area	Minimum dimension											
Studio or 1 bedroom dwelling	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											
<p><b>55.07-10</b> <b>Storage objective</b> <b>B44</b></p>	<p>The objective is to: To provide adequate storage facilities for each dwelling.</p> <p>The standard states (amongst other items): “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 B9.”</p>												

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	<p><b>Table B9 Storage</b></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table> <p><u>Assessment:</u></p> <p>There are a number of storage spaces within the apartments and within the basement car parking area. The proposal generally complies with the requirements.</p>	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
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														
<p><b>55.07-11</b> <b>Waste and recycling objectives</b> <b>B45</b></p>	<p>The objective is to:</p> <p>To ensure dwellings are designed to encourage waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible, adequate and attractive.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</p> <p><u>Assessment</u></p> <p>The objective and standard is not applicable in this instance, given, there are limited opportunities to use recycled water.</p>															
<p><b>55.07-12</b> <b>Functional layout objective</b> <b>B46</b></p>	<p>The objective is to:</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>The standard states (amongst other items):</p> <p><i>“Bedrooms should:</i></p> <p><i>Meet the minimum internal room dimensions specified in Table B10.</i></p> <p><i>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.”</i></p> <p><b>Table B10 Bedroom dimensions</b></p> <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p><u>Assessment:</u></p> <p>The dimensions of all bedrooms comply with the objective and standard.</p>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres						
Bedroom type	Minimum width	Minimum depth														
Main bedroom	3 metres	3.4 metres														
All other bedrooms	3 metres	3 metres														
<p><b>55.07-13</b> <b>Room depth</b></p>	<p>The objective is to:</p>															

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<p><b>objective</b> <b>B47</b></p>	<p>To allow adequate daylight into single aspect habitable rooms.</p> <p>The standard states (amongst other items):</p> <p><i>“The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i></p> <ul style="list-style-type: none"> <li>○ <i>The room combines the living area, dining area and kitchen.</i></li> <li>○ <i>The kitchen is located furthest from the window.</i></li> <li>○ <i>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level.</i></li> </ul> <p><i>This excludes where services are provided above the kitchen.”</i></p> <p><u>Assessment:</u></p> <p>The maximum room depth of all apartments meets the objective and standard.</p>
<p><b>55.07-14</b> <b>Windows objective</b> <b>B48</b></p>	<p>The objective is to:</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>The standard states (amongst other items):</p> <p><i>Habitable rooms should have a window in an external wall of the building.</i></p> <p><i>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</i></p> <p><i>The secondary area should be:</i></p> <ul style="list-style-type: none"> <li>• <i>A minimum width of 1.2 metres.</i></li> <li>• <i>A maximum depth of 1.5 times the width, measured from the external surface of the window.</i></li> </ul> <p><u>Assessment:</u></p> <p>The narrow width and depth of the light does not meet the objective nor standard.</p>
<p><b>55.07-15</b> <b>Natural ventilation objectives</b> <b>B49</b></p>	<p>The objective is to:</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p> <p>The standard states (amongst other items):</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same area.</li> </ul>

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	<p><u>Assessment:</u></p> <p>The bedrooms of each apartment would have sizeable dwellings, and the living area open upon onto the balconies. The proposal would meet the objective and standard in relation to the natural ventilation.</p>
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