

Attachment B – Port Stephens Development Control Plan
Chapter C5 – Multi-dwelling housing or seniors housing assessment table

C5 – MULTI-DWELLING HOUSING OR SENIORS HOUSING	
C5.A – Landscaping	
Objectives	
<ul style="list-style-type: none"> • To enhance the appearance and amenity of developments through the retention and/or planting of large and medium sized trees • To encourage landscaping between buildings for screening • To ensure landscaped areas are consolidated and maintainable spaces that contribute to the open space structure of the area • To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities • To reduce energy consumption through microclimate regulation • To reduce air borne pollution by reducing the heat island effect • To intercept stormwater to reduce stormwater runoff 	
Control	<p>C5.1 – Landscaping coverage</p> <p>Landscape areas are provided as follows:</p> <ul style="list-style-type: none"> • 15% of the site area consisting of deep soil planting where the lot is equal to or less than 250m² and zoned R1 General Residential or R2 Low Density Residential; or • 20% of the site area consisting of deep soil planting where the lot is greater than 250m² and zoned R1 General Residential or R2 Low Density Residential • 10% of the site area consisting of deep soil planting when the site is zoned R3 Medium Density or B4 Mixed Use; and • 50% of the landscaped area must be located behind the building line to the primary road; and • 30% shading over uncovered park areas.
Assessment	<p>The site is greater than 250m² and is zoned R2 Low Density Residential and is therefore required to provide 20% of the site area deep soil planting. A total of 34% of the site is landscaped which is compliant with this control.</p>
Control	<p>C5.2 – Landscaping dimensions</p> <p>To be counted as part of the total landscaping coverage the landscape area must be at least 1.5m wide and 3m long.</p>
Assessment	<p>Landscaping included in the calculations meets this control.</p>
Control	<p>C5.3 – Landscaping qualities</p> <p>Landscaping is in accordance with the following:</p> <ul style="list-style-type: none"> • Landscaping works incorporate adequate screening from the street and adjacent neighbours;

	<ul style="list-style-type: none"> • Corner lots provide landscaping to both street frontages; • Front boundary structures (e.g. fencing and retaining walls) provide visual relief with the use of landscape planting; • Structural soil and/or structural cells should be used to reduce competition between specimen trees and infrastructure; • Street trees are to be within the footpath, verge, or in the parking and be consistent with the Port Stephens Council tree technical specification.
Assessment	Landscaping is provided along boundaries, within the front setback to Fleet Street and throughout the site. The proposed landscaping provides screening to neighbours and the public domain.
C5.B – Height	
	<p style="text-align: center;">Objectives</p> <ul style="list-style-type: none"> • To ensure building height is appropriate for the context and character of the area • To ensure building heights reflect the hierarchy of centres and land use structure • To ensure ceiling heights achieve sufficient ventilation and daylight access • To ensure ceiling heights increase the sense of space and provides for well-proportioned rooms • To ensure ceiling heights contribute to the flexibility of building use over the life of the building
Control	<p>C5.4 – Building height</p> <p>Maximum height limit of 8m or a merit-based approach is taken where no height limit is specified under the <i>Local Environment Plan</i> clause 4.3.</p>
Assessment	<p>The maximum height of buildings pertaining to the site is 9m. A number of the new dwellings (16) exceed the 9m height limit with the largest height breach being 9.69m in height, representing a 7.66% variation. The proposal therefore does not comply with the height of buildings development standard in Clause 4.3 of the LEP and accordingly, a Clause 4.6 request has been provided with the application for the exceedance of the maximum building height. The Clause 4.6 assessment is at Attachment C.</p>
Control	<p>C5.5 – Floor to ceiling height</p> <p>Minimum floor to ceiling heights of 2.4m.</p>
Assessment	Complies.
C5.C – Setbacks	
	<p style="text-align: center;">Objectives</p> <ul style="list-style-type: none"> • To ensure development provides continuity and consistency to the public domain • To ensure adequate space between buildings to enable effective landscaping

	<ul style="list-style-type: none"> • To alleviate impacts on amenity including privacy, solar access, acoustic control and natural ventilation • To reduce the visual bulk of buildings from the street • To maintain the rhythm and built form on the street
Control	<p>C5.6 – Front setback</p> <p>Minimum 4.5m front setback from the front property line or the existing average building line (whichever is less).</p>
Assessment	<p>The northern side of Fleet Street has an average building line of approximately 2.8m. The proposed garages are setback 2.2m from the front boundary and therefore the proposal is non-compliant in this regard. To minimise the visual impacts from the reduced setback both internal landscaping within the front setback as well as street planting is proposed. Internally, Cabbage Tree Palms are proposed between the boundary and the proposed garages which have a mature height of 30m. Red-flowering Yellow Gums are proposed in the road reserve along the entire road frontage to Fleet Street including adjacent to the existing cabins. This species is inconsistent with Council's Biodiversity Technical Specification and likely to be unsuitable due to the presence of power lines within the road reserve. Therefore, a condition has been recommended that this species be replaced with either <i>Banksia oblongifolia</i> or a <i>Banksia spinulosa</i>.</p> <p>It is noted that when originally lodged all three garages were proposed to be built to the front boundary. Following recommendations from the Port Stephens Design Review Panel (DRP) and Council, the garage setback of two garages was increased, with one remaining of a scale that required it to be built to the boundary. The DRP, Council and the HCCRPP raised concern with this larger garages 0m setback, with the DRP also raised concern with its scale. As a result, all garages have now been provided a 2.2m setback to the front boundary and have been reduced in scale with articulation provided in the design of the garages to reduce their perceived bulk. To further limit the perceived bulk of the garages, the DRP was supportive of the proposed landscaping design.</p> <p>Given the minor setback encroachment and inclusion of both internal and street planting, the variation is supported.</p>
Control	<p>C5.7 – Front setback</p> <p>Podium structures and basement car parks are not to be within the front setback area.</p>
Assessment	<p>N/A – no podium or basement structures are proposed. However, garages are proposed within the front setback area. This is discussed further below.</p>

Control	<u>C5.8 – Front setback</u> Setback areas not to be used for at grade parking.
Assessment	The front setback is used for parking. This is supported due parking largely being located within garages and therefore screened and where at grade and not within a garage, being surrounded by landscaping.
Control	<u>C5.9 – Front setback</u> Minimum 5.5m front setback from the front property line for a garage to enable a parked car to be situated in front of the garage.
Assessment	N/A – notwithstanding, the opportunity for stacked parking is available for some of the cabins and new townhouses.
Control	<u>C5.10 – Front setback encroachment</u> Maximum 1.5m encroachment of front setback for architectural features such as an entry porch or deck.
Assessment	N/A
Control	<u>C5.10 – Secondary setback (corner lots)</u> Minimum 3m secondary setback, except for an open veranda, porch, or deck which must be setback a minimum of 2m.
Assessment	N/A
Control	<u>C5.11 – Side setbacks</u> Minimum 0.9m side boundary setback for any part of a building at or below 5.5m in height
Assessment	Eastern Side Setback Along the eastern boundary, all proposed side setbacks comply with the 0.9m setback requirement with the exception of dwelling TH3. The north eastern corner of the terrace on the ground floor of dwelling TH3 is setback 0.3m from the eastern boundary with the neighbouring lot. The remainder of the dwelling exceeds the 0.9m setback with the exceedance limited to the north eastern corner which symptomatic of the lots shape, as shown in Figure 1 below.

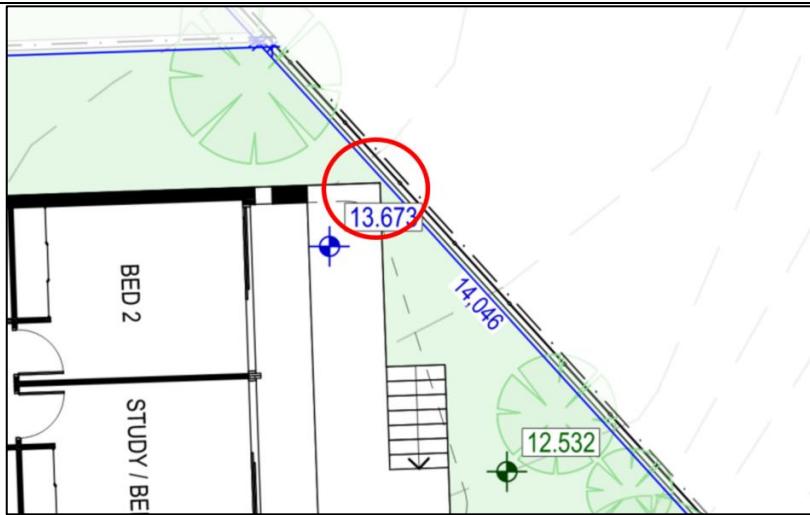


Figure 1. Side setback exceedance for dwelling TH3.

TH3 is largely orientated toward the driveway of the lot to the sites east. However, if facing north east, there is the potential to overlook the front of the dwelling to the sites east. To limit potential privacy impacts a privacy screen has been proposed to the terrace's northern façade.

Due to the extent of the proposed encroachment and provision of privacy screening, the variation is supported.

Western Side Setback

All dwellings located along the lots western boundary with Lot 2 DP791551 are non-compliant with the 0.9m side setback, being setback 0.82m from the boundary. This is considered acceptable given the adjoining lot is under the same ownership, has an easement for an APZ for the first 50m and is conditioned to be consolidated into the one lot. As a result of the APZ, there will be no future development in this portion of the lot resulting in no amenity impacts to future developments.

	<p>C5.12 – Side setbacks Minimum 3m side boundary setback for any part of a building above 5.5m in height</p>
<p>Control</p> <p>Assessment</p>	<p>Eastern Side setback All dwellings with the exception of TH3 and TH4 exceed the 3m side setback for any part of a building above 5.5m in height. TH3 is setback 1.41m from the eastern boundary, whilst TH4 is setback 1.143m. It is noted that much of the dwellings are below 5.5m in height and therefore this control only applies to some portions of the dwellings.</p>

	<p>Similarly to TH3's ground floor setback, the encroachment is limited to the north eastern corner of the dwelling which contains the balcony. To reduce potential overlooking, a condition has been included requiring a privacy screen to be located along the north eastern façade balcony of TH3. In addition, a condition has been included requiring the floor to ceiling window on the eastern elevation (window W1.05) to be opaque or have privacy louvres.</p> <p>The upper eastern portion of dwelling TH4 entirely encroaches the eastern setback. As noted previously however, much of the dwelling is below 5.5m meaning only a portion of the second floor would be required to be setback in order to comply with this control. The eastern elevation on the second floor contains two floor to ceiling windows both associated with the living room (window W1.07) and the balcony.</p> <p>Due to the setback encroachment, a condition has been recommended requiring either privacy louvres to be added to both windows or that windows be made to be opaque. Much of the balcony is provided with a solid wall with the exception of a small cut out section. This is considered acceptable.</p> <p>Western Side Setback</p> <p>Similar to the ground floor setback, all dwellings located along the lots western boundary with Lot 2 DP791551 are non-compliant with the 3m setback for the part of the building above 5.5m. This is considered acceptable given the adjoining lot is under the same ownership, will be consolidated and has an easement for an APZ for the first 50m. As a result, there will be no future development in this portion of the lot resulting in no amenity impacts to future developments.</p> <p>Subject to conditions the proposed setbacks are supported.</p> <p>Notwithstanding the above, it should be noted that Council recently endorsed a new DCP. Whilst it does not apply to the proposed development, it is worth noting that the upper level setbacks for dwellings has been changed from 3m as noted above, to 1.5m. This substantially reduces the variation proposed to this control and demonstrates consistency with current development standards.</p>
Control	<p>C5.13 – Side setbacks</p> <p>Despite the above requirements, a dwelling may be built to a side boundary if within a commercial zone or the zone R3 Medium Density Residential, if the following is achieved:</p> <ul style="list-style-type: none"> • The maximum wall height is 6m and the maximum wall length is 6m and there will be no impact on privacy, use of private open space and solar access for adjoining properties unless these

	<p>properties have approval/are proposed for medium density residential;</p> <ul style="list-style-type: none"> • Wall openings comply with the fire resistance levels of the BCA; • The wall height and length match a similarly constructed wall on the adjoining side.
Assessment	N/A
Control	<p>C5.14 – Rear setbacks For the ground level (finished), rear setback must not exceed whichever of the following is greater:</p> <ul style="list-style-type: none"> • Minimum 3m from the rear boundary; or • 25% of the average length of the side boundaries.
Assessment	Rear setback is taken to be the northern boundary. The existing dwellings adjacent to this setback are to remain unchanged. The rear setback therefore remains unchanged.
Control	<p>C5.15 – Rear setbacks Minimum 4m rear setback for the upper levels.</p>
Assessment	Rear setback is taken to be the northern boundary. The existing dwellings adjacent to this setback are to remain. The rear setback therefore remains unchanged.
Control	<p>C5.16 – Rear setbacks Despite the above requirements, development may be built to the rear boundary on lots that have rear lane access.</p>
Assessment	N/A
Control	<p>C5.17 – Rear setbacks Podium structures and basement car parks are not to be placed in the rear setback.</p>
Assessment	N/A
Control	<p>C5.18 – Driveway setback Minimum 0.9m side boundary setback to provide for landscaping, which can be used in calculations.</p>
Assessment	N/A
C5.D – Natural Ventilation	
Objectives	
<ul style="list-style-type: none"> • To ensure all habitable rooms are naturally ventilated 	

- To ensure a comfortable indoor environment is created for residents

Control	C5.19 – Natural ventilation The buildings orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.
Assessment	Where possible the proposed dwellings have been orientated to maximise prevailing breezes, particularly dwellings located in the east and west of site as well as those orientated south.
Control	C5.20 – Natural ventilation Depths of habitable rooms support natural ventilation.
Assessment	The depths of habitable rooms support natural ventilation with all habitable rooms having access to a window or balcony.
Control	C5.21 – Natural ventilation Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: <ul style="list-style-type: none"> • Adjustable windows with large effective openable areas; • A variety of window types that provide safety and flexibility such as awnings and louvres; and • Windows which the occupants can reconfigure to funnel breezes into the dwelling such as vertical louvres, casement windows and externally opening doors.
Assessment	All dwellings have access to a terrace or balcony on each floor of each dwelling which are provided with openable doors, maximising natural ventilation opportunities.
C5.E – Streetscape and Privacy	
	Objective
	<ul style="list-style-type: none"> • To ensure development activates streetscape to provide passive surveillance and privacy
Control	C5.22 – Access Dwellings that have street frontage provide direct and legible pedestrian access from the street to the front entry. Note: Development should have consideration for the Port Stephens Pathways Plan.
Assessment	All dwellings have frontage to internal streets or pathways. They are proposed to have direct and legible pedestrian access from these streets/pathways. It is noted that Cabins 2, 4, 6 and 8 do not have direct frontage to a street. Rather, to an internal footpath. This is

	<p>symptomatic of the dwellings being retrofitted from cabins that were associated with the tourist and visitor accommodation and is therefore considered acceptable on merit. Each of these dwellings has access to a footpath which provides a continuous path to the parking at the front of the site, as well as the access driveway and areas north of the site including the communal area.</p>
Control	<p><u>C5.23 – Openings</u> The front door entrance of each dwelling must be sheltered and be located forward of the designated car parking space.</p>
Assessment	<p>All dwellings access points are sheltered. The entrance to each dwelling is generally located in line with the car parking spaces which is considered acceptable.</p>
Control	<p><u>C5.24 – Openings</u> Windows and walls are located to avoid noise sources from adjacent lots and streets.</p>
Assessment	<p>Windows and walls are appropriately located.</p>
Control	<p><u>C5.25 – Openings</u> Windows on the second floor considers impacts on the privacy or amenity of neighbouring buildings.</p>
Assessment	<p>The location of second floor windows is considered acceptable except for the following:</p> <ul style="list-style-type: none"> • A condition has been recommended which requires either privacy screening / louvres for the floor to ceiling windows located along the eastern elevation of TH4 or amendments to make the windows opaque or highlight windows. • A condition has been recommended which requires privacy screens for the floor to ceiling window (W1.05) located along the eastern elevation of TH3 to have a privacy screen / louvre or be made opaque or a highlight window.
Control	<p><u>C5.26 – Openings</u> Privacy screens, high-light windows or opaque glass is to be used for windows of habitable rooms (other than bedrooms) which overlook adjoining properties.</p>
Assessment	<p>This has been conditioned for dwellings TH3 and TH4.</p>
Control	<p><u>C5.27 – Colour schemes</u> Building colours should adopt a colour scheme to express building massing, articulation, and detailed façade elements.</p>

Assessment	A colour scheme has been adopted which includes cement render with a white and dark grey paint finish, compressed fibre cement cladding, timber batten screening and dark grey garage doors.
Control	C5.28 – Corner lots Development on a corner lot has one or more dwellings facing each street frontage.
Assessment	N/A
Control	C5.29 – Façade The façade of each dwelling within a building should be identifiable as such to indicate that the building consists of separate dwellings. Subtle changes provide individuality between the proposed dwellings while seeking to maintain pattern continuity of the overall building.
Assessment	Each dwelling has been designed to present as an individual dwelling.
Control	C5.30 – Façade Unbroken roof ridgelines should not exceed 10m in length and blank walls without a window should not exceed 5m in length.
Assessment	Due to the topography of the site many of the dwellings groups have an unbroken ridgeline exceeding 10m in length except for dwellings 27-30 and 11 and 13. This variation is considered minor in nature and is not considered to result in an adverse visual bulk of the development as demonstrated in the supporting Visual Impact Assessment.
Control	C5.31 – Façade The dwelling with street frontage provides a recognisable pedestrian entry point from the street.
Assessment	Each dwelling has been designed with a recognisable pedestrian entry point from the internal road network.
Control	C5.32 – Privacy Balconies, terraces and decks must include privacy screens where they face onto side boundaries or are orientated to avoid direct overlooking onto adjoining properties.
Assessment	Conditions have been recommended accordingly.
C5.F – Noise	
Objective	
<ul style="list-style-type: none"> • To minimise noise transfer through the siting of buildings and building layout 	

<ul style="list-style-type: none"> • To ensure noise impacts are mitigated within units through layout and acoustic treatments 	
Control	C5.33 – Noise Window and door openings are generally oriented away from noise sources.
Assessment	Windows and door openings are considered to be appropriately located.
Control	C5.34 – Noise Noisy areas within building including building entries and corridors should be located next to or above each other, and quieter areas next to or above quieter areas.
Assessment	Where appropriate, noisy areas such as private open space, living rooms and entries within each dwelling have been located next to each other, similarly with quieter areas such as bedrooms.
Control	C5.35 – Noise Storage, circulation areas, and non-habitable rooms should be located to buffer noise from external sources.
Assessment	The location of storage, circulation areas and non-habitable rooms is considered appropriate.
Control	C5.36 – Noise The number of party walls are limited and are appropriately insulated.
Assessment	Whilst the development proposes a number of party walls, there are appropriate breaks between dwelling groups. Acoustic Design Review (ADR) was prepared for the proposal by Muller Acoustic Consulting Pty Ltd. The ADR assessed the intertenancy walls to inform the wall design and their adequacy against the appropriate performance with BCA standards. It was recommended that a 5-star wall with a DnT,w + CTR of 50 be provided for intertenancy walls. A condition has been recommended accordingly.
C5.G – Car Parking and Garages	
Objectives	
<ul style="list-style-type: none"> • To ensure car parking caters for anticipated vehicle movements to and from the development and does not adversely impact on building articulation. • To ensure vehicular access has minimal impacts on neighbouring dwellings. • To ensure that vehicular access points and parking is safe and convenient for residents, visitors and service providers. 	

Control	<u>C5.37 – Driveway width and access</u> Where a common driveway is to be provided it is to have a minimum width of 3.6m.
Assessment	The common access driveway from Fleet Street is 8.5m wide. Two way internal roads are a minimum of 5m wide, most of which are existing roads. Driveways to each dwelling are a minimum of 4m wide.
Control	<u>C5.38 – Driveway width and access</u> Where a common driveway is not provided and individual driveways connect to the street, the garage is to be setback 5.5m to allow for a parked car to be situated in front of the driveway door.
Assessment	Some driveways have been designed to allow for stacked parking on the driveway. Others have not, with double garages provided.
Control	<u>C5.39 – Driveway width and access</u> Visual impact of long driveways should be minimised through changing alignments and screen planting.
Assessment	Appropriate landscaping is proposed along Ridgeview Drive.
Control	<u>C5.40 – Driveway width and access</u> Traffic calming devices, such as changes in paving material or textures, should be used where appropriate.
Assessment	Council's development engineers were satisfied that the slope of the site would act as a traffic calming measure.
Control	<u>C5.41 – Driveway width and access</u> Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none"> • Changes in surface materials; • Level changes; • The use of landscaping for separation.
Assessment	Pedestrian and vehicle access has been separated.
C5.H – Private Open Space	
Objective	
<ul style="list-style-type: none"> • To ensure private open space with solar access is provided to allow the opportunity for passive and active outdoor recreation 	
Control	<u>C5.42 – Private open space dimensions</u>

	<p>Minimum of 16m² of ground floor private open space for each dwelling containing one or two bedrooms that:</p> <ul style="list-style-type: none"> • Has minimum dimensions of 4m x 4m; • Has direct access from internal living areas; • Is not located within a front setback; • Has a northerly aspect.
Assessment	Due to the slope of the site, the principle private open space for most dwellings is provided on the upper floors. These POS areas are compliant with C5.44. Where available, dwellings have been provided with ground floor open space which is compliant with this control.
Control	<p>C5.43 – Private open space dimensions Minimum area of 25m² of ground floor private open space for each dwelling containing three or more bedrooms that:</p> <ul style="list-style-type: none"> • Has minimum dimensions of 4m x 4m; • Has direct access from internal living areas; • Is not located within a front setback; • Has a northerly aspect.
Assessment	As above.
Control	<p>C5.44 – Private open space dimensions Where development cannot provide private open space on the ground floor, provisions shall be made for a balcony of not less than 16m² with a minimum width of 2.4m and minimum depth of 1.5m for the use as private open space.</p>
Assessment	As noted previously, due to the slope of the site, much of the dwellings are provided with POS on the second floor and therefore have been provided with balconies all of which are 16m ² or more and therefore compliant with this control.
Control	<p>C5.45 – Private open space dimensions for seniors housing Despite the above requirements, ground floor private open space for each dwelling in development for seniors housing may be reduced to a minimum area of 9m² and minimum dimensions of 3m x 3m.</p>
Assessment	N/A
Control	<p>C5.46 – Solar access Minimum of two hours sunlight to the private open space area between the hours of 9am – 3pm midwinter.</p>
Assessment	Compliant. The solar access assessment for the proposed new dwellings is shown in Figure 2 below which are all compliant.

The existing cabins proposed to be converted to dwellings, do not receive 2 hours of sunlight. This is due to the existing shadows from the topography of the land and is not as a result of new buildings on the site. Given the non-compliance already existing, this is supported.

14076 - WANDA BEACH ESTATE								
TOWNHOUSE NUMBER	SUNLIGHT Y/N							MIN. 2hrs 9am-3pm Y/N
	9am	10am	11am	12pm	1pm	2pm	3pm	
TH1	Yes	Yes	Yes	Yes	No	No	Yes	YES
TH2	Yes	Yes	Yes	Yes	No	No	Yes	YES
TH3	Yes	Yes	Yes	Yes	No	No	Yes	YES
TH4								
TH5	Yes	Yes	Yes	Yes	No	No	Yes	YES
TH6	Yes	Yes	Yes	Yes	No	No	Yes	YES
TH7	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH9	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH11	Yes	Yes	No	Yes	Yes	Yes	Yes	YES
TH12	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH13	Yes	Yes	No	Yes	Yes	Yes	Yes	YES
TH14	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH15	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH16	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH17	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH18	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH19								
TH20	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH21	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH22	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH23	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH24	No	No	No	Yes	Yes	Yes	Yes	YES
TH25	Yes	No	No	Yes	Yes	Yes	Yes	YES
TH26	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES
TH27	No	No	Yes	Yes	Yes	Yes	Yes	YES
TH28	No	No	Yes	Yes	Yes	Yes	Yes	YES
TH29	No	No	Yes	Yes	Yes	Yes	Yes	YES
TH30	No	No	Yes	Yes	Yes	Yes	Yes	YES
TH31	No	No	No	Yes	Yes	Yes	Yes	YES
TH32	No	No	No	Yes	Yes	Yes	Yes	YES
TH33	No	No	No	Yes	Yes	Yes	Yes	YES

Figure 2. Solar access assessment

Control	<p>C5.47 – Solar access Minimum of 50% of private open space of adjoining dwellings is not affected by any shadow for a minimum of three hours between 9am – 3pm.</p>
Assessment	Complies.
<p>C5.1 – Site Facilities and Services</p>	
<p>Objective</p> <ul style="list-style-type: none"> • To ensure development provides appropriate facilities and services in the most appropriate site location 	
Control	<p>C5.48 – Equipment Equipment, such as water tanks, pool pumps and air conditions, are to be located and shielded to minimise the impact of noise on adjoining dwellings.</p>
Assessment	The location of air conditioning units and water tanks has not been provided. Notwithstanding, can be made compliant at detailed design.

Control	C5.49 – Waste storage Adequately screen waste storage and recycling areas are to be provided behind the building line or setback of a dwelling.
Assessment	Waste storage is provided to each dwelling.
Control	C5.50 – Mail boxes Mail boxes are adjacent to the major entrance.
Assessment	Mail boxes are provided at the entry to the site off Fleet Street.
Control	C5.51 – Street numbers Street/unit numbers are identifiable from the street.
Assessment	Street numbers will be identifiable from internal road network.
Control	C5.52 – Clothes drying A suitable open-air area for clothes drying is to be provided for each dwelling behind the building line or setback with a northerly aspect.
Assessment	A suitable open air clothes drying area has been provided to each dwelling. For dwellings where ground floor space is not available, a clothes lines has been provided on balconies / terraces.
Control	C5.53 – Site facilities and services The provision of electricity and gas for new dwelling should be provided underground.
Assessment	Noted.
Control	C5.54 – Storage In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided: <ul style="list-style-type: none"> • 6m³ for one bedroom units; • 8m³ for two bedroom units; • 10m³ for three or more bedroom units.
Assessment	All dwellings are compliant with the required storage requirements as shown in the table below, with the exception of the renovated cabins with the C1 design of which there are 6. The C1 design is proposing a shortfall of 3.3m ³ of storage. Whilst non-compliant internally within each dwelling, each of these dwellings is also provided with a double car garage which will provide additional storage for these dwellings.

Dwelling Type	Storage (m ³)	Compliant
Type 1A (3B)	12.5	Y
Type 1B (3B)	105.6	Y
Type 1C (3B)	12.5	Y
Type 1D (3B)	12.5	Y
Type 1E (3B)	12.5	Y
Type 1F (3B)	12.5	Y
Type 2A (3B)	11.5	Y
Type 2B (3B)	11.5	Y
Type 2C (3B)	11.5	Y
Type 2D (3B)	11.5	Y
Type 2F (3B)	11.5	Y
Type 3 (2B)	11.4	Y
Type 4 (2B)	9.5	Y
Type C1 (2B)	2.7	N
Type C2 (2B)	8.08	Y
Type C3 (3B)	31.57	Y
Type C4 (3B)	38.9	Y