Moreland Apartment Design Code (MADC)

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Part A - Introduction

Purpose

The purpose of the Moreland Apartment Design Code (MADC) is to improve the quality of higher density mixed use and residential development in the municipality. Council is seeking a higher standard of design that maximises opportunities for passive design, provides good amenity and facilities for residents and address potential external amenity impacts in apartment style development. Overall Council expects higher density development to provide for the health and wellbeing of its residents.

Application of MADC

Under the Planning Policy Framework, the MADC is included in the Moreland Planning Scheme as "Guidelines for decision makers" document. Accordingly, the MADC must be used when assessing relevant planning permit applications.

The MADC will apply to:

- Mixed use residential development of five or more storeys (excluding a basement) in the Activity Centre Zone, Commercial 1 Zone, Comprehensive Development Zone, the Public Use Zone and the Special Use Zone.

- Residential development of five or more storeys (excluding a basement) in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Residential 1 Zone, Residential 2 Zone, Residential 3 Zone and the Mixed Use Zone.

The MADC may be used for guidance for residential development under five storeys to encourage a higher standard of design, particularly for building types that provide for apartment style development.

Applications for development requiring an assessment under the MADC will be considered in conjunction with Council's place-based strategies such as structure plans, built form frameworks or other site-specific policies and provisions.

Should there be any conflict between a requirement in the MADC and a placed-based policy or provision, the placed-based policy or provision prevails.

The Objectives, Standards and Decisions Guidelines are also found under Clause 22.?? of the Moreland Planning Scheme.

Operation

The MADC is structured into the following parts:

Part A – Introduction

This section provides an overview of the MADC and how it is to be applied in the context of Moreland City Council's Structure Plans for Activity Centres.

Part B – Application requirements, pre-application process, urban context report and design response

This part explains the information that must be provided in the Urban context report and design response. The information to be provided is additional to the requirements of Clause 52.35 of the Victorian Planning Provisions (VPPs) (Urban Context Report and Design Response for Development of Four or More Storeys)

Part C – Objectives, Standards and Decision Guidelines

This part contains the objectives, standards and decision guidelines on mixed use residential development and residential development of five or more storeys.

Objectives – describe the outcome to be achieved and must be met

Standards – outline specific requirements that are considered necessary to achieve the objectives. Standards should normally be met. However, if the responsible authority is satisfied that a proposal for an alternative design solution meets the objectives, the alternative may be considered.

Decision Guidelines – identify the factors the responsible authority will consider when assessing an application for planning permit. These factors include any relevant structure plan, policy or planning provision applying to the area, the opportunities and constraints of the site, the design response and the design guidelines

Design Guidelines – provide advice on good design solutions that are considered suitable to meet the objectives and standards in common circumstances. Alternative design solutions can also be considered if it can be demonstrated that the objectives and standards are met.

Part B – Application requirements, pre-application process, urban context report and design response requirements

B.1 Application requirements

Council has prepared *A guide for applicants* (the Guide) to assist applicants apply for a planning permit. This Guide explains the information that must be submitted with an application.

In addition to the information that should be provided under the Guide, an application requiring an assessment under the MADC should include the following plans:

- Streetscape elevations articulating the existing streetscape (including any approved developments that will change the streetscape) and how the proposal sits within the elevation
- A three-dimensional perspective of the proposed development within the streetscape in the context of adjacent development
- Section diagrams of the proposed building(s)
- Shadow diagrams including sectional shadow diagrams identifying shadow impacts at different levels on adjoining properties and the public realm at hourly intervals between 9am and 3pm
- Concept landscape plan
- Demolition plan in applications involving the demolition of a heritage building

Other supporting reports should include (but is not limited to) the following:

- A written report providing a response to each element in this Code
- A Sustainability Management Plan (SMP) addressing Elements C1 to C6 and in accordance with Clause 22.13 of the Moreland Planning Scheme
- An Accessibility Report (where appropriate, accessibility features must be clearly shown in all associated plans and architectural drawings), demonstrating compliance with section C.2.2. of this Code
- An Acoustic Report (generally for sites adjoining main roads, rail lines, industrial areas and live music venues) demonstrating compliance with section C.2.4 of this Code
- A preliminary site assessment prepared by a suitably qualified environmental professional identifying potential contamination risk
- A Waste Management and Disposal Plan
- A Traffic report and car parking demand assessment in accordance with Clause 52.06-6 of the VPPs

B.2 Pre-application process

Buildings exceeding five or more storeys that contain a mix of commercial and residential uses often require a complex set of issues to be resolved to achieve a high quality outcome. The vast majority of such developments will occur in activity centres, where there is already a complicated mixture of existing uses and buildings. Against this background, Moreland City Council considers that it may be appropriate to hold a series of pre-application discussions with Council officers.

In the early stages of the pre-application process, it is appropriate to make an appointment with a Council officer when a site context plan and indicative design concept is prepared to identify the relevant planning and urban design issues that may affect the design parameters of the proposal. The appointment must be organised through the City Development Branch who will invite other relevant Council officers (such as urban design, development engineer) etc. Council officers will provide feedback in relation to any relevant planning objectives applying to the area, the nature of the building type and building envelope that may be appropriate for the site context and the information that should be submitted with the application.

Prior to the lodgement of an application, a formal pre-application meeting in accordance with Council's Pre-application Meetings *Navigating the Planning Process* should be held. Details of this policy are found http://www.moreland.vic.gov.au/mccwr/_assets/main/lib91150/planning%20brochure%20pre-application%20meetings.pdf. It is expected that a preliminary design response in accordance with Section B.3.3.1 of this Code is provided prior to the pre-application meeting so the Council officers are able to provide formal written comments on the proposal.

B.3 Urban context report and design response

An urban context and design response must be provided in accordance with Clause 52.35 of the Victoria Planning Provisions (*Urban Context Report and Design Response for Residential Development of Four or More Storeys*).

B.3.1 Urban Context Report

In addition to the requirements of Clause 52.35-02, the urban context report should include plans showing:

- Existing and emerging building types in the area
- Location of proposed building(s) relative to the footprints, heights, open space, balconies and habitable rooms windows of surrounding buildings
- Prevailing street setbacks and street wall/podium heights
- Assessment of streetscape which analyses building form, scale and rhythm
- Heritage buildings and heritage streetscapes
- Existing shadow impacts on the subject land and surrounding properties

B.3.2 Local Context Report

Local context provides the larger picture of the area, approximately 800 to 1000 metres radius from the site.

A local context analysis should include:

- The location of local shops, public transport services and public open spaces within five minutes walking distance (400 metres) and 10 minutes walk (800 metres) from the site
- Any significant environmental features such as vegetation, topography and significant views
- Any major facilities and institutions such as schools, hospitals etc.

B.3.3 Design response

The Design response is to be undertaken in two stages: the Preliminary Design Response and the Final Design Response. The purpose of the Preliminary Design Response is to assist in the preparation of the pre-application meeting with Council officers so that formal written comments can be provided to applicants. The purpose of the Final Design Response is to provide an opportunity to make any changes to the proposal as a result of the Council officer's written response.

B.3.3.1 Preliminary Design Response

The design principles should be established to reiterate findings from the Urban Context Report and respond to the analysis of opportunities and constraints. The Preliminary Design Response **must** be presented prior to the pre-application meeting.

The Preliminary Design Response must, as a minimum, include the following:

Design Principles and Site Response

- Proposed building type and indicative building envelope, including building depth. Building types suitable for Moreland are identified in Part A Section 3 and should be used based on the relevant planning objectives for the area, site size, orientation, location within a block and surrounding development patterns.
- The reasonable development opportunities of surrounding properties in order to identify the potential amenity of future residents on surrounding land.
- Building envelope showing proposed building height, building depth and building separation in the context of surrounding buildings (and take account of any approved development) as well as ground level and upper level setbacks and streetwall/podium heights
- Identification of any significant vegetation and mature trees on the site or surrounding the site, if applicable
- Proposed uses in context of the planning provisions affecting the site and surrounding building uses

Building Envelope

A graphic demonstration showing the proposed three-dimensional built form massing should be presented to communicate the design principles. This can be in the form of a hand drawn sketch or a block 3D perspective and should demonstrate how the proposed design:

- Responds to solar orientation to maximise the energy efficiency of the building
- Provides appropriate building type suited to the site's size, shape and orientation
- Provides appropriate building depth that will allow for passive design elements to be achieved
- Achieves appropriate building separation
- Relates to and improves the street character
- Responds to existing surrounding buildings in terms of scale and setbacks
- Responds to any relevant planning schemes provision and any relevant policy directions, including preferred future built form outcomes for the site if applicable

Orientation

Orientation is critical to demonstrate how the proposed design maximises solar access, achieves natural ventilation and addresses the public realm.

Streetscape

Streetscape demonstrates how the proposed design relates to the street in term of scale, proportion and rhythm, ground floor articulation and street activation through design. Streetscape should be demonstrated in the form of street elevation.

Internal Layout

Internal layout identifying the main outlook, access to daylight and natural ventilation is important to enhance internal amenity. The internal layout should also show the location of lift core, circulation corridors, commercial occupancies and dwellings should be illustrated in the form of sketch design.

Overshadowing

The proposed built form should maximise solar access to communal open space, private open space and dwellings. Shadow diagrams should be developed based on the proposed building envelope to demonstrate the overshadowing impacts of the proposed design on existing properties and the public realm. Shadow diagrams should be taken at 9am, 12pm and 3pm on the Equinox or Solstice (refer to relevant place-based strategy).

B.3.3.2 Final Design Response

The Final Design Response is the final detailed documentation of the proposed design. It should respond to feedback and revision of the Preliminary Design Response.

The Final Design Response generally includes:

- Any revised preliminary design response diagrams
- Final architectural drawings for planning application including floor plans, elevations and sections
- Detailed shadow diagrams of the final design
- Other additional requirements indicated during the pre-application meeting process

Part C – Objectives, standards and decision guidelines

C.1 – Passive design elements

C.1.1 Building orientation

Objectives

To balance optimum solar orientation with contextually responsive design to the public realm

To respect the amenity and development potential of adjoining properties

Standards

The site layout must optimise solar access to the living areas of dwellings and open space areas

The building(s) must create an identifiable address to the street and/or the public realm

The building(s) must provide opportunities for passive surveillance of the public realm

Building(s) adjoining a public park or reserve should:

- Be substantially fronted by dwellings or open space whilst clearly delineating private and public land; and
- Maximise outlook whilst avoiding a sense of privatisation of the public park

Buildings must be oriented to minimise potential adverse amenity impacts to residents of adjoining properties and to not unreasonably restrict the reasonable development opportunity of adjoining properties

Decision Guidelines

Any structure plan, policy or planning provision applying to the area

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C.1. 2 Building separation
Objectives

To provide adequate daylight and sunlight access to habitable rooms, private open space areas, communal open space areas and open space areas

To ensure buildings are located and designed to reduce overlooking into habitable rooms and private open space areas

To provide a quality outlook for residents

To ensure the above objectives are shared equitably across property boundaries

Standards

Building separation distances should comply with the Tables C.1.2-1, C.1.2.-2, and C.1.3-3 Building Separation Schedule. Refer to the standards on sunlight and daylight and privacy to ensure compliance with the objectives. The distance is measured from the external wall.

Table C.1.2-1 Building Separation Schedule – Building separation for buildings within sites

	Minimum building separation				
	Primary outlook to primary outlook	**Secondary outlook to secondary outlook**	**Primary outlook to secondary outlook**	**Primary outlook to no outlook**	**Secondary outlook to no outlook**
Up to 4 storeys/12 metres	12 metres	6 metres	9 metres	6 metres	3 metres
5-8 storeys/up to 25 metres	18metres	9 metres	13.5 metres	9 metres	4.5 metres
9+ storeys/over 25 metres	24 metres	12 metres	18 metres	12 metres	6 metres

Table C.1.2-2 Building Separation Schedule – Building separation for buildings to adjacent properties

	Minimum building separation (measured from property boundary)			
	Primary outlook to boundary line	**Secondary outlook to boundary line**	**No outlook to side boundary**	**No outlook to rear boundary**
Up to 4 storeys/12 metres	6m	3m	0m	0m
5-8 storeys/up to 25 metres	9m	4.5m	3m	3m
9+ storeys/over 25 metres	12m	6m	5m	5m

Note: Allow zero building separation where appropriate to achieve a continuous street wall.

Table C.1.2-3 Building separation to a lane (if there is no place-placed control)

Minimum building separation (measured from the centre of the lane)			
	Primary outlook	**Secondary outlook**	**No outlook**
2 storeys (9 metres high)	0m (from boundary)	0m (from boundary)	0m (from boundary)
3-5 storeys	6m (from centre line of lane)	6m (from centre line of lane)	6m (from centre line of lane)
6-8 storeys	9m (from centre line of lane)	6m (from centre line of lane)	6m (from centre line of lane)
9+ storeys	12m (from centre line of lane)	6m (from centre line of lane)	6m (from centre line of lane)

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C.1.3 Daylight access

Objective

To optimise the provision of daylight and direct sunlight to dwellings, communal and private open spaces

Standards

All habitable rooms should have access to natural light which is to be principally achieved by compliance with Standard C.2 – Building separation

All habitable rooms must have an external window that is open to the sky or a balcony that is open for at least one third of its perimeter

Living areas should not exceed a room depth of 8 metres, except for south facing living areas which should not exceed a depth 5 metres

Living rooms and private open space areas should be designed to receive a minimum of three hours of direct sunlight between 9am and 3pm at the Winter Solstice for a minimum of one square metre

Main living areas (living room, dining and kitchen) should not rely on borrowed light from other rooms, corridors or light wells

The use of light courts for reliance on daylight should be minimised.

Where light courts are used, they must

- provide daylight access to bedrooms only;
- be painted in a light reflective colour; and
- provide an opportunity for useable space at ground level.

Light courts should comply with the following dimensions:

Building height	Light court dimension
Up to 4 storeys/12 metres	3 x 3 metres
5-8 storeys/up to 25 metres	3 x 4.5 metres
9+ storeys/over 25 metres	3 x 6 metres

Access to daylight to battleaxe rooms should not exceed 2.5 metres length from the edge of the external wall and should not be less than 1.2 metres width. Variations to this standard may be considered subject to no reduction of daylight that would achieved from applying the above dimension.

Buildings should provide openable windows to circulation corridors and lift lobbies to maximise daylight access and ventilation

No more than 25% of bedrooms should rely on borrowed light. Borrowed light from south facing windows will not be accepted.

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C.1.4 Natural ventilation

Objectives

To optimise effective natural ventilation of dwellings and common areas

To provide for the thermal comfort of occupants by optimising the passive heating and cooling of dwellings and communal spaces

Standards

All habitable rooms should be naturally ventilated.

The number of cross ventilated dwellings should be maximised, by:

- Dual aspect dwellings
- A breeze path between two ventilation openings within rooms, or from one room to another, in accordance with the following:
    - The length of the breeze path should be a maximum of 15 metres, measured between ventilation openings and around internal walls, obstructions or partitions. The breeze path can include change in height where it flows from one level to another;
    - The size of ventilation openings should be more than 1m2 or more than 2% of the total floor area of the room, whichever is the greater;
    - If on adjacent walls, ventilation openings should be at least 3 metres apart to ensure that the room has reasonable ventilation throughout;
    - There should not be more than 1 doorway or opening less than 2m2 between ventilation openings; and
    - Where the breeze path travels through a doorway, that door must be provided with catches to hold the door open. Where the doorway is the front door to a dwelling, a security screen door must be fitted.

Where single sided ventilation is provided, the room depth should not exceed 5 metres and they must be separated openings, high and low, across the width of the room. Each opening should be at least 5% of the floor area of the room.

Openable windows to circulation corridors and lift lobbies should be provided to facilitate natural ventilation.

Opportunities for the drying of clothes by natural means should be provided

Decision guidelines

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C.1.5 Ceiling heights

Objectives

To maximise the penetration of daylight into dwellings

To provide a sense of space within dwellings

Standards

The following minimum ceiling height dimensions, measured from finished floor level (FFL) to finished ceiling level (FCL) apply:

- Retail and commercial uses: min 3.3 metres;
- Residential uses: min 2.7 metres for habitable rooms, min 2.4 metres for non-habitable rooms; and
- Above ground car parks: min 3.3 metres at ground floor, min 2.7 metres above ground floor.

Developments which do not meet the above ceiling height standards must demonstrate that dwellings and other occupancies will receive satisfactory daylight access (e.g. shallow dwellings with large amount of window area) and natural ventilation

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C.1.6 Thermal comfort

Objectives

To optimise provision of direct sunlight in winter while avoiding overheating in summer

To reduce the necessity for mechanical heating and cooling

To allow occupant control over thermal comfort

Standards

All dwellings must demonstrate that living room glazed areas receive adequate shading mid-summer and optimise solar access mid-winter. This could be via a combination of balconies, winter gardens, horizontal shading features and vertical shading features

Where external shading is not provided to northern or western facades, effectively thermal comfort levels must be achieved by demonstrating a maximum cooling load of 30MJ/m2 for each dwelling using accredited energy rating software

Heating and cooling systems must be designed to target the habitable spaces that require heating and cooling rather than the whole dwelling

Occupant control of the thermal environment should be facilitated. This could be through the provision of reversible ceiling fans, adjustable external shading devices, and zoning of mechanical heating and cooling systems where these are provided

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C.2 Internal amenity and facilities elements

C.2.1 Dwelling diversity

Objective

To provide a range of dwelling sizes in larger developments

Standards

Developments of ten or more dwellings should provide a range of dwelling sizes, including studio, 1, 2, and 3+ bedrooms

C.2.2 Dwelling size and layout

Objective

To ensure that dwellings are suitably sized and arranged to meet the needs of occupants and to enable flexibility of use

Standards

Dwellings must meet the minimum size standards in the Minimum Size Standards Schedule

Table C.2.2 Minimum Size Standards Schedule

Studio	37^{m2}
1 bedroom dwelling	50^{m2}
2 bedroom dwelling	65^{m2}
3 or more bedroom dwellings	90^{m2}

Flexibility should be demonstrated by providing an alternative furniture layout for all living rooms on a typical plan and the accommodation of a double bed or twin beds in at least one bedroom

Decision guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.3 Entry and circulation

Objective

To provide an identifiable street address

To ensure that circulation within buildings and access to dwellings and to communal areas is efficient and safe

Standards

Pedestrian entries should be clearly visible and identifiable from the public realm

Pedestrian entries should be directly from the street

Avoid location of ramps across building frontages which impede opportunities for direct access to individual tenancies

Distinguish the main entry to the apartment building from the entrances of any commercial and retail premises

Provide clear separation between vehicle and pedestrian to buildings

Use of rear and side laneways should also be considered for pedestrian entries to activate the laneways

All pedestrian entrances should be illuminated and include weather protection

Provide generous corridor widths and ceiling heights no less than 2.7 metres, particularly in entry areas, ground floor lobby and the waiting area around lifts

Minimise corridor lengths to give short, clear sight lines and better orientation from within the building

Natural light and ventilation should be provided to all communal circulation spaces

Provide visible and attractive stairs from the entry level to a minimum of four floors to encourage stair use

Long buildings should be designed with multiple cores instead of one core with a very long corridor to:

- Increase the number of entries along a street
- Provide for more cross ventilated dwellings which are not limited by corridors

Where dwellings are arranged off a double loaded corridor, corridor length should not exceed 25 metres. Any corridors longer than 25 metres should be articulated with design solutions such as:

- Utilising a series of foyer areas, as break space from the long corridor
- Providing windows at the length of a corridor, along the corridor or around lift lobby areas

Decision guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.4 Accessibility

Objective

To ensure that access to buildings and individual dwellings and the layout of dwellings caters for people of all abilities

Standards

Pedestrian routes to public within a development, including lobbies, communal open space, site facilities, car parking areas and internal circulation (including corridors) areas should be accessible by people with prams, bicycles and wheelchairs

Buildings that include 10 or more dwellings at least 20% of dwellings must meet be adaptable and designed in accordance with AS4299, (Class C). This includes the following features:

- A clear path from the street to a level entry
- Wider doorways and halls
- A toilet suitable for people with limited ability on entry level
- Reinforced bathroom and toilets walls so grab rails can be fitted
- Step-less shower features or floor slab that allows easy and inexpensive retrofitting at a later stage

The remainder of the dwellings must be visitable and comply with the visitable definition included in AS4299. This means there should be at least one wheelchair accessible entry and path of travel to the living area and to a toilet suitable for people with limited mobility.

Structural supports, services and circulation should be located and designed to ensure dwellings are able to accommodate alternative internal arrangements

Decision Guidelines

Extent of compliance with the accessibility report

Any structure plan, policy or planning provision applying to the area

C.2.5 Acoustic performance

Objective

To minimise the impact of both external and internal noise

Standards

Acoustic treatment should be provided to:

- Meet the following maximum noise levels in unfurnished and uncarpeted rooms with the windows closed:
  - Bedrooms: 35dB(A) Leq
  - Other habitable rooms: 40dB(A) Leq
  - protect all dwelling occupants from external noise sources such as busy roads, railway/tram lines, industry or entertainment venues must achieve an internal noise level of 45dBA
  - protect future residents within a building with a direct interface to commercial tenancies above, next to or below from associated commercial noise sources, including but not limited to loading dock (including reversing beepers), plant and equipment

Decision Guidelines

Extent of compliance with the acoustic report

Any structure plan, policy or planning provision applying to the area

C.2.6 Private open space

Objective

To provide functional and useable private open space areas for individual dwellings

Standards

Provide ground floor dwellings with access to landscaped open space having regard to the urban context.

Orient private open space to maximise solar access

All dwellings should include a balcony with a minimum depth of 2 metres

The balcony should be extended to the living area to extend the living space

Air conditioning units should not inhibit the use and amenity of private open space

Decision Guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.7 Privacy

Objective

To ensure a reasonable level of privacy to residents within a building and to residents in adjacent buildings

Standards

Overlooking should be minimised principally by compliance with Standard C.2 – Building separation

Dwelling layouts should be designed to minimise direct overlooking into habitable spaces and private open spaces

Where direct views into private open space and habitable rooms are unavoidable, measures to reduce overlooking should be considered. Such measures may include level changes, landscaping, balconies, balustrades to balconies and screening devices such as horizontal or vertical fins.

Decision guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.8 Open space and landscape design

Objectives

To provide and integrate open space within the site layout

To integrate landscape design with the overall site layout and building design

To enhance urban landscapes and respond to the existing or desired landscape context

To enhance landscaping in the public realm

Standards

The open space should be made generally available for communal use

Open space should be reasonably accessible from dwellings and from any internal communal open space area

Solar access to open space areas should be maximised

The landscape layout and design should:

- Protect any significant landscape features including mature trees and vegetation
- Take into account the soil type, drainage patterns and other relevant conditions of the site
- Allow for intended vegetation without affecting the structural integrity of the building
- Consider green walls and green roofs for thermal insulation and reduction in the urban heat island affect
- Identify opportunities to provide landscaping in the public realm

For lots larger than 1000 square metres, a minimum of 7.5% of site area should be allocated for deep soil planting

Impervious areas should be minimised through measures such as rain gardens, permeable pavements, grassed areas, vegetated green roofs and other on-site detention systems to reduce the volume storage required, cool the local area and provide irrigation to landscaping

Regular irrigation of vegetation should be provided using non-potable water where possible

Landscapes must be designed to allow for effective on-going maintenance and to accommodate intended performance

Contribute to landscaping in the public realm in accordance with any Council's Moreland's Streets Landscape Strategy 2012-2022, if appropriate

A landscape design report prepared by a suitably qualified landscape architect

Decision guidelines

Any structure plan, policy or planning provision applying to the area, including any Council street tree or public park planting programs

The opportunities and constraints of the site

The design response

The design guidelines

The landscape architect report

C.2.9 Communal facilities

Objective

To provide adequate communal facilities

Standards

All buildings with 15 or more dwellings must provide a communal open space that is a minimum 20% of the site area

All communal spaces and facilities must be safe, accessible and where possible naturally lit and ventilated

Decision Guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.10 Site services

C.2.10-1 Bicycle and car parking

Objective

To ensure that bicycle and car parking areas and facilities are convenient, accessible and safe

Standards

Bicycle parking should be provided in accordance with the requirements of Table C.2.9-1

Table C.2.10-1 Bicycle Parking Rate

Use	Bicycle parking rate
Dwelling	1 space per studio and 1 bedroom dwelling 2 spaces per 2+ bedroom dwelling
Office	1 employee space per 200m2 gross floor area 1 visitor space per 750m2 over 1000m2
Shop	1 employee space per 300m2 gross floor area 1 visitor space per 500m2 over 1000,2

Bicycle parking should be located as close as possible to the building entrance

Bicycle parking should be accessible, safe and secure

Showers and change facilities should be provided in mixed use buildings for cyclists

Bicycle spaces should be designed in accordance with the requirements of Clause 52.34-4

Appropriate signage directing cyclists to the visitor spaces should be provided in accordance with the requirements of Clause 52.34-5

Car parking should:

- Be reasonably close and convenient to the uses it serves
- Be secure and designed to allow safe and efficient movements within the development
- Be well ventilated if enclosed

Car park areas should be located in basement levels or, if located at or above ground, car parks should be concealed from view through the use of occupied tenancies ('sleeved' with other uses).

Car parks and vehicle accessways 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

Car parking areas should be designed to maximise safety, including clear lines of sight to lifts, stairs and exit points, be well lit and clearly signed

Car park facilities should be naturally ventilated

Decision guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.10-2 Private storage space

Objective

To provide sufficient and accessible storage for each dwelling

Standards

All dwellings must provide adequate storage for everyday household items

External storage space should be provided as follows:

- 4^{m3} for Studio and 1 bedroom apartments
- 6^{m3} for 2 bedroom apartment
- 8^{m3} for 3 bedroom apartment

Storage space does not include bicycle or car parking

Decision guidelines

Any structure plan, policy or planning provision applying to the area

The design guidelines

C.2.10-3 Waste management

To ensure that the design of buildings provide for sustainable management facilities and services

Standards

Waste management systems should be designed to meet best practice standards outlined in 'Guide to Best Practice Waste Management in Multi-Unit Developments' (Sustainability Victoria October 2010 and as updated), giving considerations to any local requirements

A dedicated storage area(s) for separation, collection and recycling of waste with ease of access for all building occupants and waste collection contractors that is sufficiently sized to accommodate various recyclables must be provided

Dedicated facilities must be provided for composting and green waste where opportunity exists for on-site disposal and reuse

Decision guidelines

Extent of compliance with Waste Management Plan

Any structure plan, policy or planning provision applying to the area

C.3 - External amenity

C.3.1 External amenity impacts

Objectives

- To ensure a reasonable level of amenity appropriate for existing residents within an activity centre, adjoining an activity centre or commercial area and within a residential where a major development is proposed on an adjoining property.
- To ensure the potential amenity impacts address visual bulk, overshadowing, loss of daylight to living areas of dwellings, loss of privacy and outlook, having regard to the prevailing urban context.

Standards

For existing residents within an activity centre

Table C.3.1 - Building separation (or setbacks) to adjacent properties

Outlook to adjoining sites	Distance	Minimum setback from the title boundary
Existing primary outlook	Within 3 metres (measured from the edge of the window)	1 metre between 2 and 5 storeys, 2 metres between 6 and 9 storeys, 3 metres above 9 or more storeys Note: All heights are measured from the floor level of the affected area, not the ground floor.

For existing residents adjoining an activity centre or commercial area

- Any part of a building adjacent to residentially-zoned land outside the activity centre or commercial area (including across a lane) should be set back from the residential boundary at that interface by a dimension equivalent to its height above 5 metres, up to a maximum setback of 10 metres.

For existing residents within a residential area adjoining a major development site in which a building five or more storeys is proposed

- Compliance with Clause 55.04-1 and Standard B17 of ResCode

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Opportunities and constraints of the site
- The design response
- The reasonable amenity expectations of existing residents, having regard to any relevant structure plan objective, policy or guideline and the prevailing urban context
- Any structure plan, policy or planning provision applying to the area
- The design guidelines