

**INSPIRED GROUP DESIGN**

**BLOCK 4 | SECTION 25 | KALEEN**  
**773m<sup>2</sup>**

**PROPOSED MULTI UNIT HOUSING DEVELOPMENT**

**RZ2: SUBURBAN CORE ZONE**

**MULTI UNIT HOUSING  
DEVELOPMENT CODE**

## PART A – General Controls

### Element 1: Restrictions on use

R1-3 Not Applicable

## Element 2: Lease and development conditions

R4 Not Applicable

### Element 3: Building and site controls

R5- 8 Not Applicable

RULE	CRITERIA	COMMENT
3.4 Plot Ratio – LARGE SINGLE DWELLING BLOCKS – RZ2,RZ3 AND RZ4		
R9		Rule met – plot ratio is 50%

R10-13 Not Applicable

RULE	CRITERIA	COMMENT
3.8 Residential density – ADAPTABLE HOUSING – RZ2		
R14		Rule met – 2 DWELLING

R15-18 Not Applicable

RULE	CRITERIA	COMMENT
3.14 Number of Storeys – RZ2		
R19		Rule met – Maximum 2 Storeys

R20-22 Not Applicable

RULE	CRITERIA	COMMENT
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<b>3.18 Height of buildings – RZ2</b>		
R23		Rule met – Building is within 8.5m above ngl
<b>3.20 Building Envelope – all blocks except buildings over 3 Storeys in RZ5 and commercial zones</b>		
	C25	<p>Criteria Met –</p> <ul style="list-style-type: none"> <li>a) Building height no more than 2 storey and consistence with the desired character</li> <li>b) Building are within setbacks and no encroachment on building setbacks.</li> </ul>
R26		NA
<b>3.22 Front boundary setbacks</b>		
R29		Rule met – 6m front setback
<b>3.23 Side and Rear boundary setbacks</b>		
R30		<p>Rules met – setbacks are met</p> <p>Lower floor – 3m setbacks</p> <p>Upper floor – 6m setbacks</p>

R31 -36 Not Applicable

#### Element 4: Site design

RULE	CRITERIA	COMMENT
<b>4.1 Site Design</b>		
R37		Not Applicable
<b>4.2 Site Open space – RZ1 and RZ2</b>		
R38		Rules met – Both units have a minimum 4mx4m Private open space - north facing
		<ul style="list-style-type: none"> <li>- more than 40% min landscape area</li> <li>-not less than 20% of total site is planting area</li> </ul>
<b>4.3 Site Open space – RZ3, RZ4, RZ5 and commercial zones</b>		
R39		Not Applicable
<b>4.4 Landscape design</b>		
	C40	Criteria met – refer landscape plan
<b>4.5 Fences</b>		

R41		Rule met
<b>4.6 Courtyard Walls</b>		
R42		NA
<b>4.7 External facilities</b>		
	C43	Criteria met
	C44	Criteria met - refer to Site plan
<b>4.8 Electrical and telecommunication facilities</b>		
R45		Rule met
	C46	Criteria met

Element 5: Building design

RULE	CRITERIA	COMMENT
<b>5.1 Surveillance</b>		
R47		Rule met
<b>5.2 Building entries</b>		
R48		Rule met
<b>5.3 Building Design</b>		
R49		NA
R50		NA
R51		Not Applicable
<b>5.4 Building design – RZ2</b>		
R52		Rule met - front door facing street
<b>5.5 Basements and undercroft parking</b>		
R53		NA
<b>5.6 Adaptability for use by people with a disability</b>		
R54		NA
<b>5.7 Minimum dwelling size</b>		

R55		Rule met – refer to site plan
<b>5.8 Housing Diversity</b>		
R56		Not Applicable

Element 6: Amenity

RULE	CRITERIA	COMMENT
<b>6.1 Solar access – other than apartments</b>		
R57		Rule met
<b>6.2 Solar access - apartments</b>		
R58		Not Applicable
<b>6.3 Privacy</b>		
R59		Rule met
R60		Rule met
<b>6.4 Principal private open space</b>		
	C61	<p>Criteria met –</p> <ul style="list-style-type: none"> <li>a) All dwellings have a minimum of 6mx6m private open spaces.</li> <li>b) All private open spaces are accessible from living areas. Unit 1 has 2 PPOS, one facing the north and the other on the south/west. The north PPOS is still reasonably size-min 4mx4m and it would be an extension of the living area. The unit is design so that the main living area is accessible to both PPOS, providing the occupant with a dual PPOS.</li> <li>c) All PPOS are directly accessible from the dwelling.</li> <li>d) All PPOS provides functionality for drying clothes and mechanical services, etc.</li> <li>e) Provide reasonable privacy.</li> <li>f) All PPOS faces north.</li> </ul>
<b>6.5 Separation between external walls</b>		
R62		Not Applicable
R63		Not Applicable
<b>6.6 Balustrades</b>		
R64		NA

6.7 Storage		
R65		Rule met
6.8 Natural Ventilation		
	C66	Not Applicable
6.9 Noise attenuation – external sources		
R67		Not Applicable

Element 7: Parking and vehicular access

RULE	CRITERIA	COMMENT
7.1 Ramps to basement car parking – RZ1 and RZ2		
R68		NA
7.2 Driveway verge crossings		
R69		Rule met - refer to civil drawings
R70		Not Applicable
R71		Rule met
R72		Rule met – refer to civil drawings
7.3 Internal Driveways		
R73		Not Applicable
R74		Not Applicable
R75		Not Applicable
	C76	Not Applicable
7.4 Residents' car parking		
R77		Rule met
R78		Not Applicable
R79		Not Applicable
R80		Not Applicable
R81		Not Applicable
7.5 Visitor parking		

R82		Not Applicable
R83		Not Applicable
<b>7.6 Number of co-located parking spaces – RZ2</b>		
R84		Not Applicable
<b>7.7 Delivery and removalist vans</b>		
R85		Not Applicable

## Element 8: Environment

RULE	CRITERIA	COMMENT
<b>8.2 Heritage</b>		
R90		Not Applicable
<b>8.3 Tree Protection</b>		
R91		Rule met
<b>8.4 Bushfire</b>		
R92		Not Applicable
<b>8.5 erosion and sediment control</b>		
R93		Rule met

## Element 9: Services

RULE	CRITERIA	COMMENT
	9.1 Post occupancy waste management	C94 Criteria met

## PART B – Additional controls for multi-unit housing with 4 or more storeys

## Element 10: Building and site design – buildings with 4 or more storeys

R95-96 Not Applicable

## PART C – Additional controls for multi-unit housing in commercial zones

Element 11: Ground floor commercial use

R97 Not Applicable

#### PART D – Endorsement by government agencies (entities)

Element 12: Waste management

RULE	CRITERIA	COMMENT
12.1 Construction waste management		
R98		Rule met – to be referred
12.2 Post occupancy waste management		
R99		Rule met – to be referred

Element 13: Utilities

RULE	CRITERIA	COMMENT
13.1 Utilities		
R100		NOT APPLICABLE
R101		Rule met – refer to approval

Element 14: Environmental management

RULE	CRITERIA	COMMENT
14.1 Contamination		
R102		NOT APPLICABLE
14.2 Erosion and sediment control		
R103		NOT APPLICABLE