



**Statement Against Rules and Criteria**  
*Single Dwelling Housing Development Code*

Block	37
Section	38
Suburb	Monash
Address	7 Punch Place
Block zone	RZ1: SUBURBAN
Block size	945m <sup>2</sup>
Assessment track	Merit
Lease Variation	No

STATEMENT AGAINST CRITERIA		
<b>SINGLE DWELLING HOUSING DEVELOPMENT CODE</b>		
<b>R1</b>	MEETS RULE	
<b>R2</b>	MEETS RULE	
<b>R3</b>	MEETS RULE	
<b>R4</b>	MEETS RULE	
<b>R5</b>	MEETS RULE	
<b>R6</b>	MEETS C6	The proposed shed is located at the rear part of the block. This achieves the criteria because it is consistent with the desired character within the surroundings. Having 4.6m as its overall height, it won't create a major impact on the adjoining residential blocks and their associated private open space.
<b>R7</b>	N/A	
<b>R7A</b>	N/A	
<b>R8</b>	N/A	
<b>R9</b>	N/A	
<b>R10</b>	MEETS RULE	
<b>R11</b>	MEETS RULE	
<b>R12</b>	MEETS C12	The proposed development is 200mm from the side boundary. It satisfies the criteria because it is consistent with the desired character within the surroundings, it has a reasonable separation from the adjoining developments, it doesn't have windows facing the adjoining residential block which provides privacy and solar access to the adjoining residential block.
<b>R13</b>	MEETS C13	The proposed development satisfies the criteria because it has a reasonable separation between adjoining developments and access for maintenance.
<b>R14</b>	MEETS C14	The proposed development achieves the consistency with the desired character, no windows facing the dwellings on the adjoining residential blocks.
<b>R15</b>	N/A	
<b>R16</b>	N/A	
<b>R17</b>	N/A	
<b>R18</b>	N/A	
<b>R19</b>	N/A	
<b>R20</b>	N/A	
<b>R21</b>	N/A	
<b>ELEMENT 2: LEASE AND DEVELOPMENT CONDITIONS</b>		
<b>R22</b>	N/A	
<b>ELEMENT 3: BUILDING DESIGN</b>		

<b>R23</b>	MEETS RULE	
<b>R24</b>	MEETS RULE	
<b>R25</b>	N/A	
<b>R26</b>	N/A	
<b>R27</b>	N/A	
<b>R28</b>	N/A	
<b>ELEMENT 4: PARKING AND SITE ACCESS</b>		
<b>R29</b>	MEETS RULE	
<b>R30</b>	MEETS RULE	
<b>R31</b>	MEETS RULE	
<b>R32</b>	MEETS RULE	
<b>R33</b>	MEETS RULE	
<b>R34</b>	N/A	
<b>R35</b>	MEETS RULE	
<b>R36</b>	MEETS RULE	
<b>ELEMENT 5: AMENITY</b>		
<b>R37</b>	MEETS RULE	
<b>R37A</b>	N/A	
<b>R38</b>	N/A	
<b>R38A</b>	MEETS C38A	The private open space achieves this criterion. It limits the site coverage of buildings and vehicle parking and manoeuvring areas. It facilitates on-site infiltration of stormwater run-off. The private open space is readily accessible by the residents for a range of uses and activities, clothes drying, service functions and/or domestic storage. The rear part of the block has landscaping that provides substantial shade in summer and admit winter sunlight to outdoor and indoor areas.
<b>R39</b>	N/A	
<b>R39A</b>	N/A	
<b>R40</b>	N/A	
<b>R40A</b>	N/A	
<b>R40B</b>	MEETS RULE	
<b>R40C</b>	MEETS RULE	There are quite a number of trees existing in the block that could cover the required 1x medium tree and 1x large tree.
<b>R41</b>	MEETS RULE	
<b>R42</b>	N/A	
<b>ELEMENT 6: ENVIRONMENT</b>		
<b>R43</b>	N/A	
<b>R44</b>	N/A	
<b>R45</b>	N/A	
<b>R46</b>	MEETS RULE	

<b>R47</b>	N/A	
<b>ELEMENT 7: SERVICES</b>		
<b>R48</b>	MEETS RULE	
<b>R49</b>	MEETS RULE	No works are to be built over the electrical/sewer easement