CHANGES TO PLANNING

AN ENTRY INTO THE PROPOSED CHANGES TO VICTORIA'S PLANNING GUIDELINES

COMMERCIAL

PRESENTED BY

CBG

ARCHITECTS

CBG Architects Pty. Ltd.
Studio 3/167 Fitzroy St.
St. Kilda, VIC, 3182
T - 9525 3855 F - 9525 4266

PROPOSED PLANNING SCHEME AMENDMENTS

- DEEP SOIL AREA
- BOUNDARY SETBACK
- LIGHT COURT MINIMUM SIZE
- INTERNAL BEDROOM
- BALCONY MINIMUM DEPTH AND AREA
- SNORKEL BEDROOM
- DDA ADAPTABLE BATHROOM CONVERSION
- MINIMUM DEPTH OF APARTMENTS
- STORAGE CAGE MINIMUM SIZE
- COMMUNAL AREA
- LIGHT AND VENTILATION

PROJECTS EXAMPLES

COOKSON STREET APARTMENTS
21-23 COOKSON ST, CAMBERWELL
PROJECT TYPE: Mixed use - Residential

HARVARD APARTMENTS
865-871 DANDENONG ROAD
PROJECT TYPE: Mixed use - Residential

THE MASON APARTMENTS
304-310 LYGON ST, BRUNSWICK EAST
PROJECT TYPE: Mixed use - Residential

COOKSON ST APARTMENTS

APPROVED AT VCAT

21-23 COOKSON ST, CAMBERWELL

PROJECT TYPE: Mixed use - Residential

APARTMENT SUMMARY :

1 Bed	=	12
2 Bed	=	14
3 Bed	=	0
TOTAL	**=**	**26**

NET SALEABLE AREA m² : 1367

FEASIBILITY

APARTMENT SUMMARY :

1 Bed	=	0
2 Bed	=	8
3 Bed	=	8
TOTAL	**=**	**16**

NET SALEABLE AREA m² : 1170

NET LOSS : 15%

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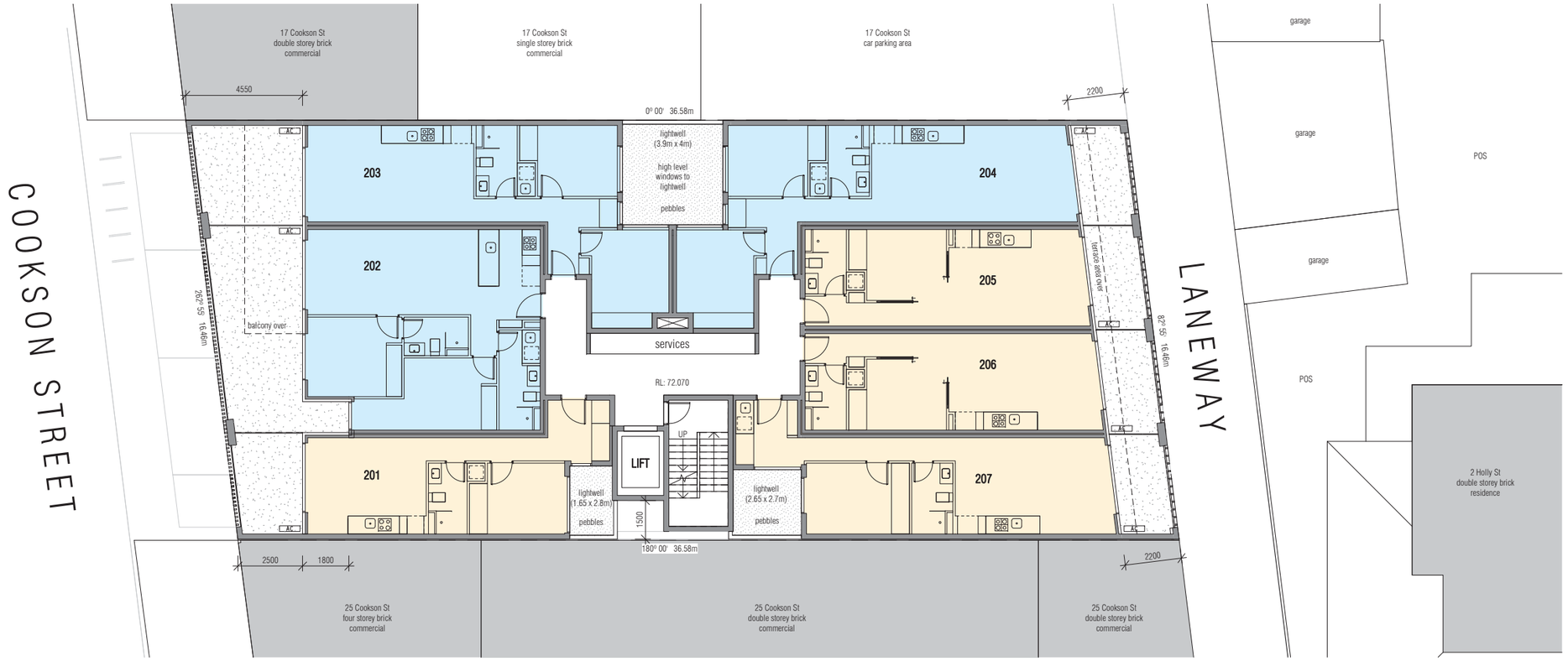

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

ISSUED FOR INFORMATION PURPOSES - 09.11.2015

SECOND FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

19 - 23 COOKSON STREET,
CAMBERWELL, VIC

1321 / TP03 - P2

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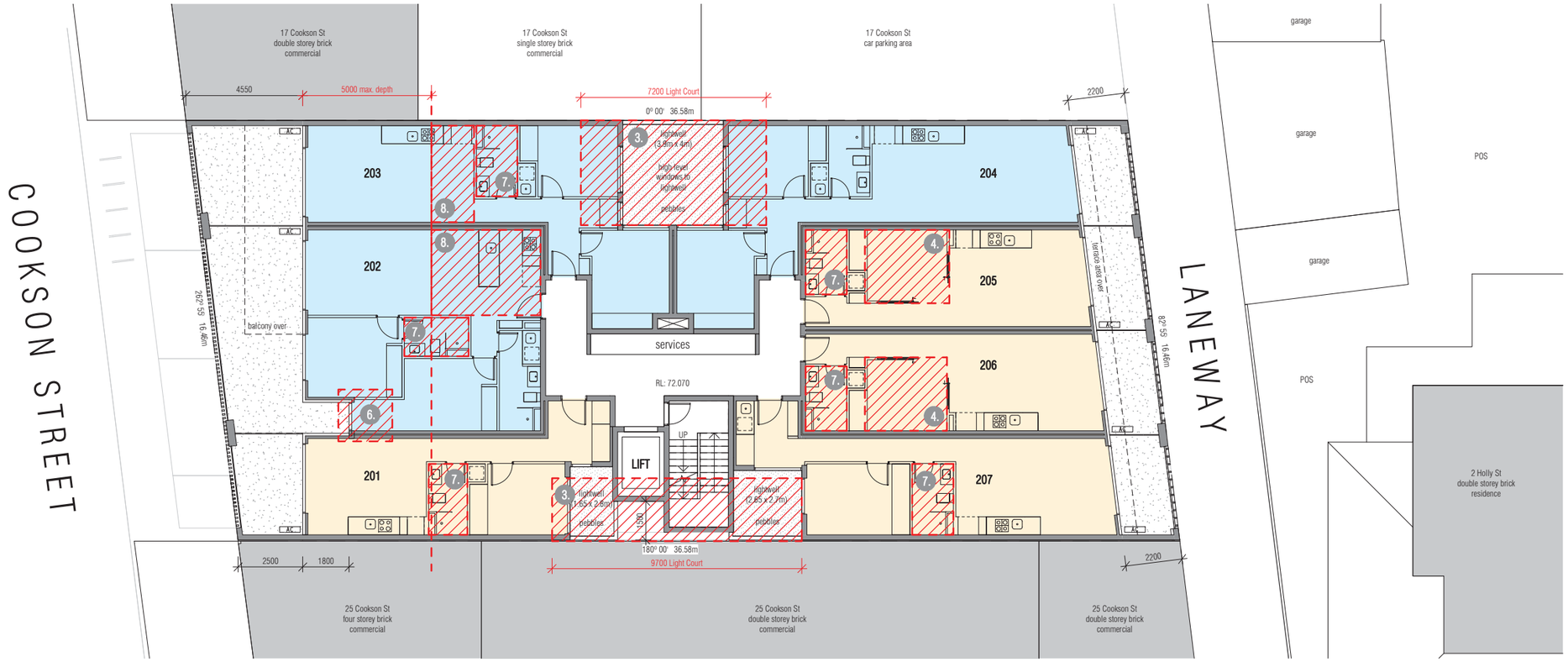

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	○
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m^2	⊠
6	Snorkel Bedroom	⊠
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m^3	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

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1321 / TP03 - P2

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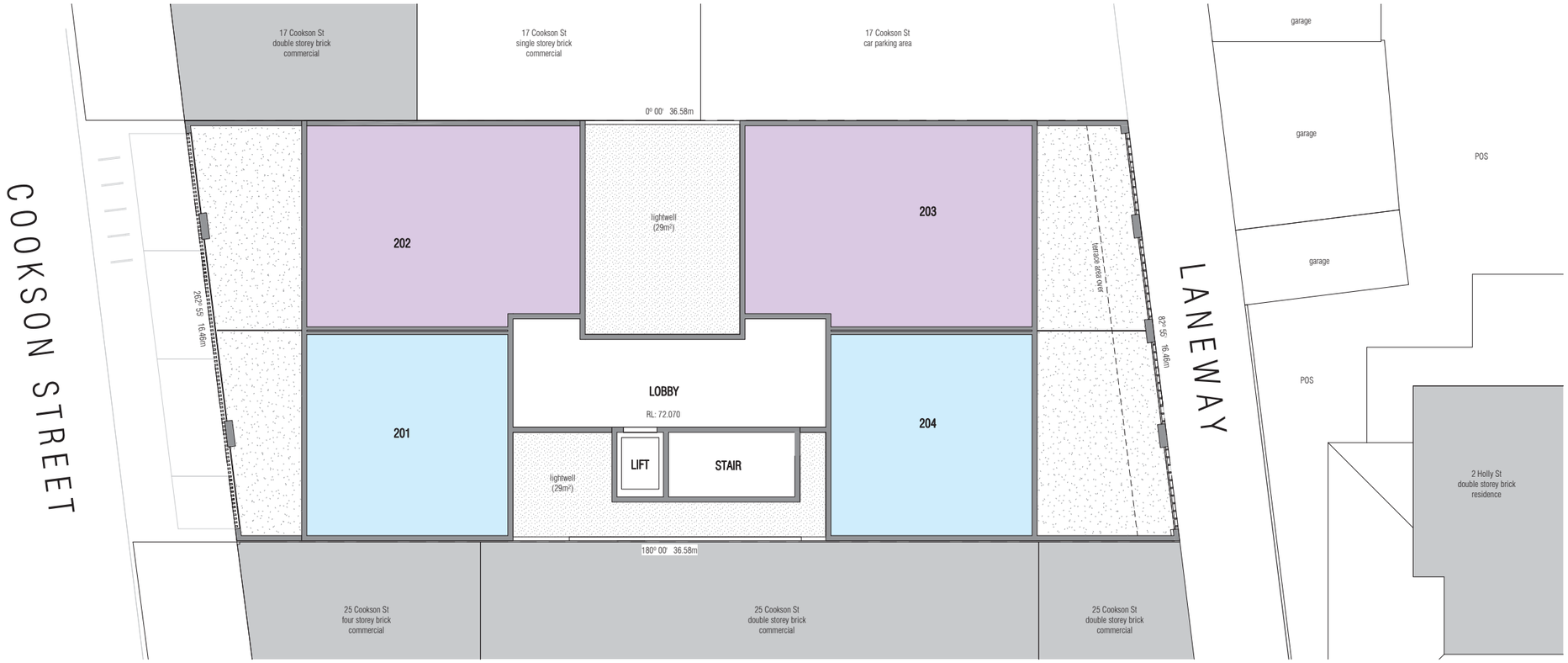
FEASIBILITY



COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Balcony / Terrace Area

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

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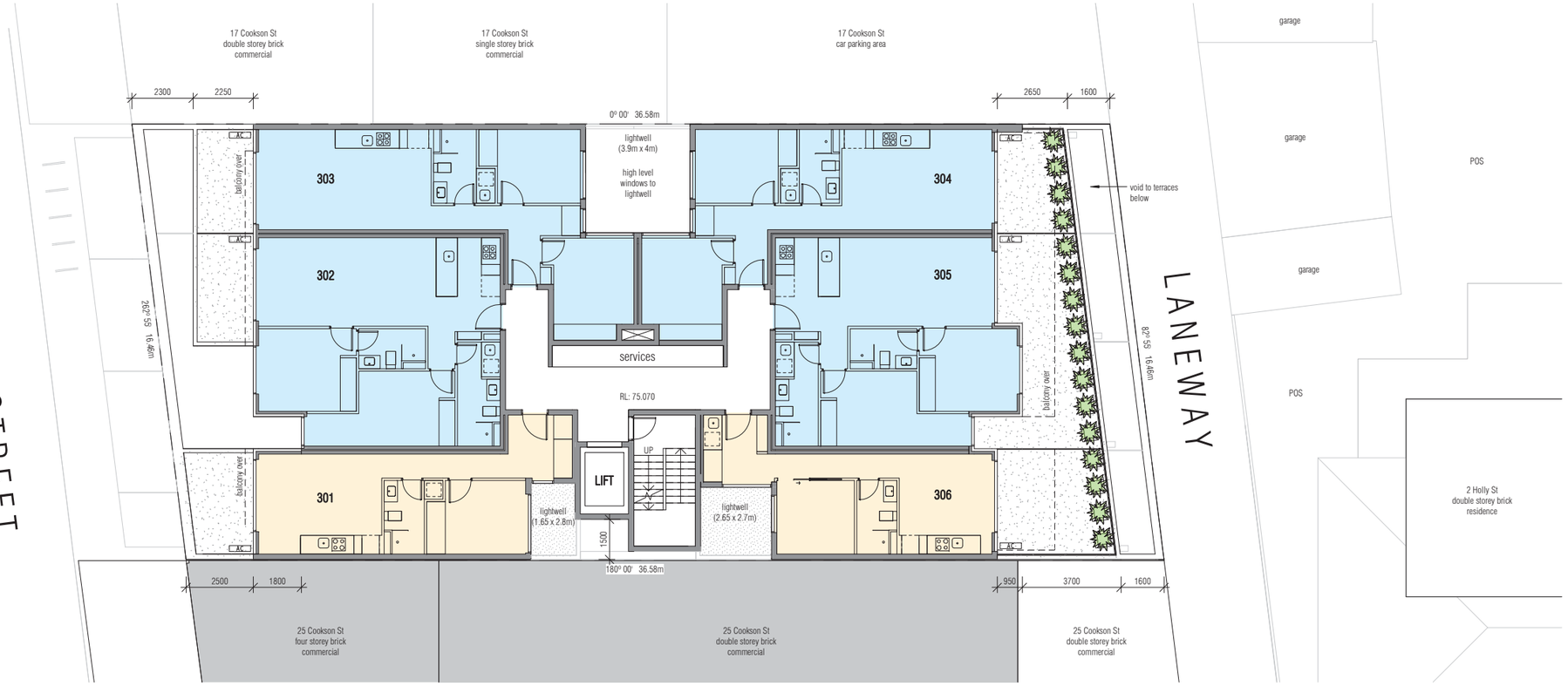

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COLOUR LEGEND

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- 2 Bedroom Apartment
- Balcony / Terrace Area

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THIRD FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

19 - 23 COOKSON STREET,
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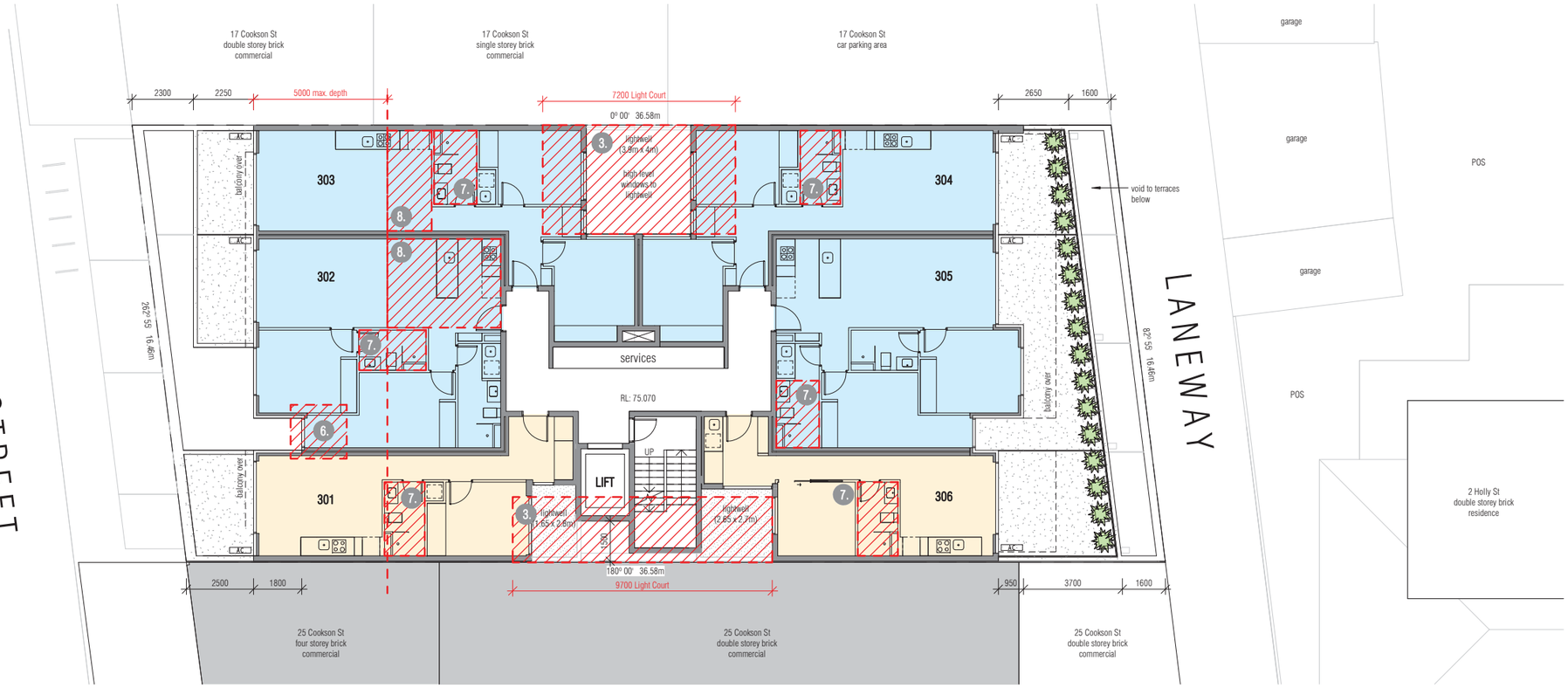

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5	Balcony Min. Depth & m^2	☒
6	Snorkel Bedroom	☒
7	DDA Complaint Bathroom Conversion	☒
8	Minimum depth to south facing units	☒
9	Storage Cage Min. m^3	☒
10	Minimum Communal Provision	☒
11	Light and Ventilation Provision	☒

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

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THIRD FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

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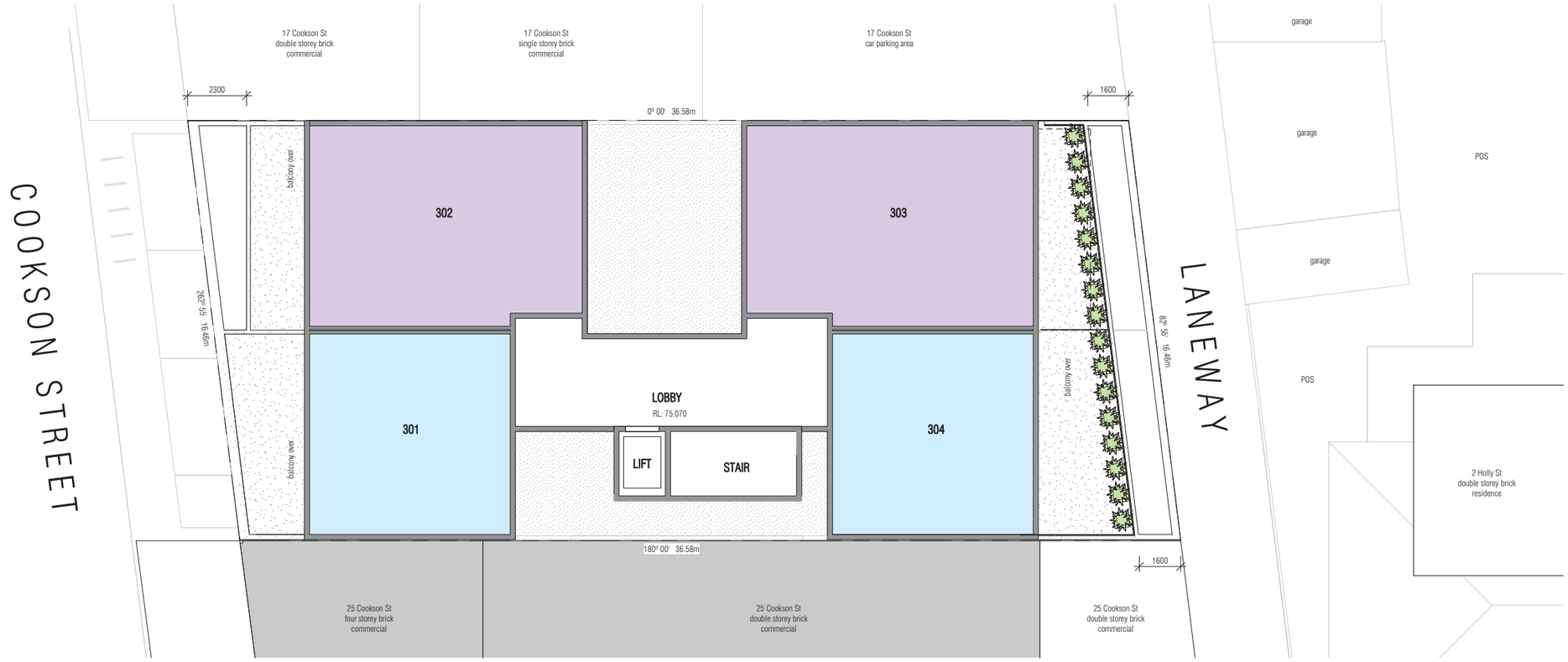
FEASIBILITY



COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Balcony / Terrace Area

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

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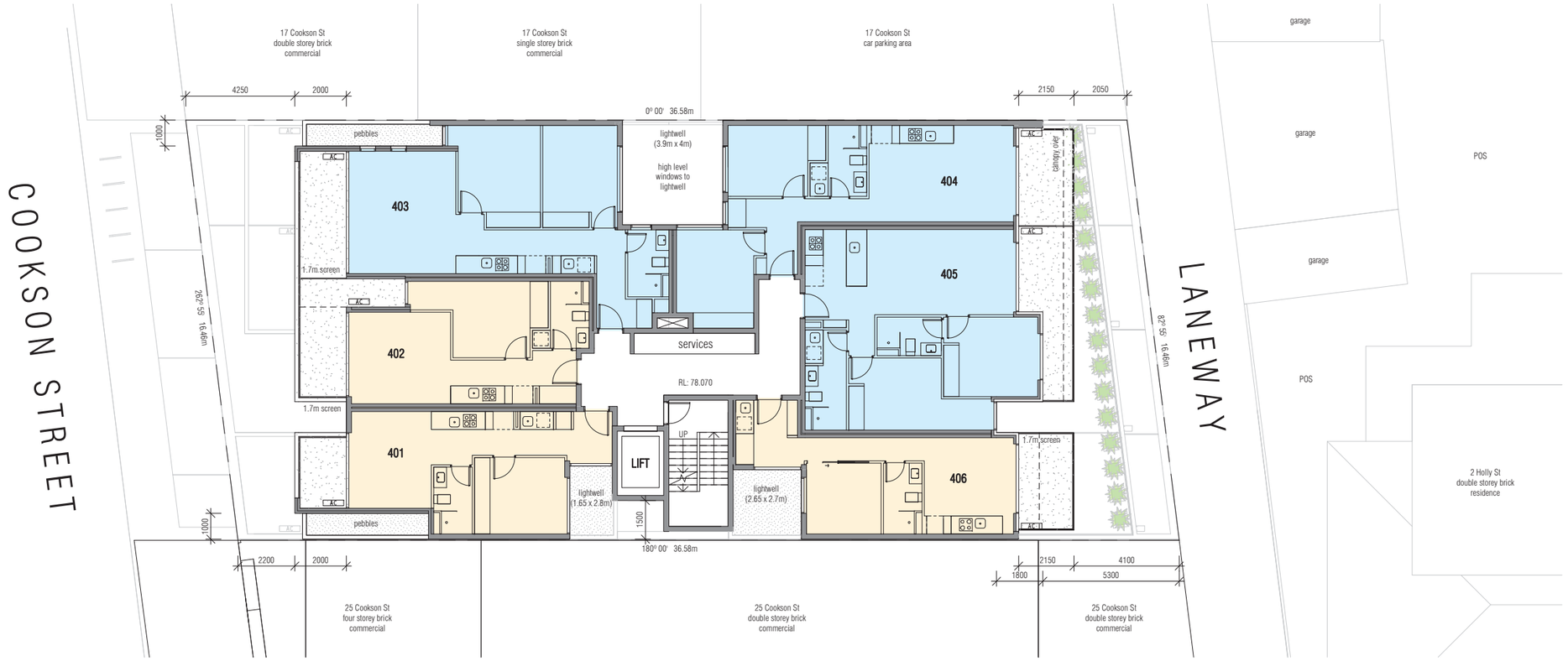

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COLOUR LEGEND

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- 2 Bedroom Apartment
- Balcony / Terrace Area

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FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

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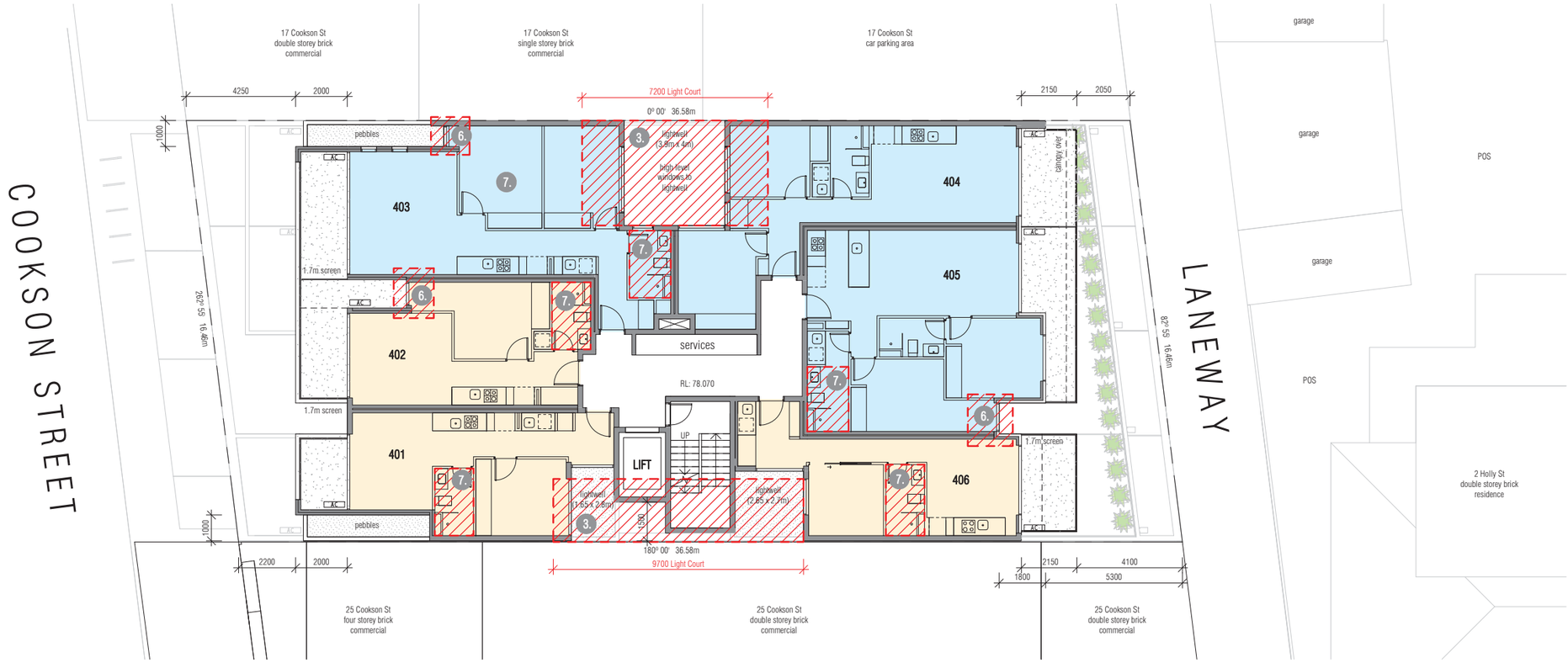

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	○
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m^2	⊠
6	Snorkel Bedroom	⊠
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m^3	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

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FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

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FEASIBILITY

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Balcony / Terrace Area

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FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

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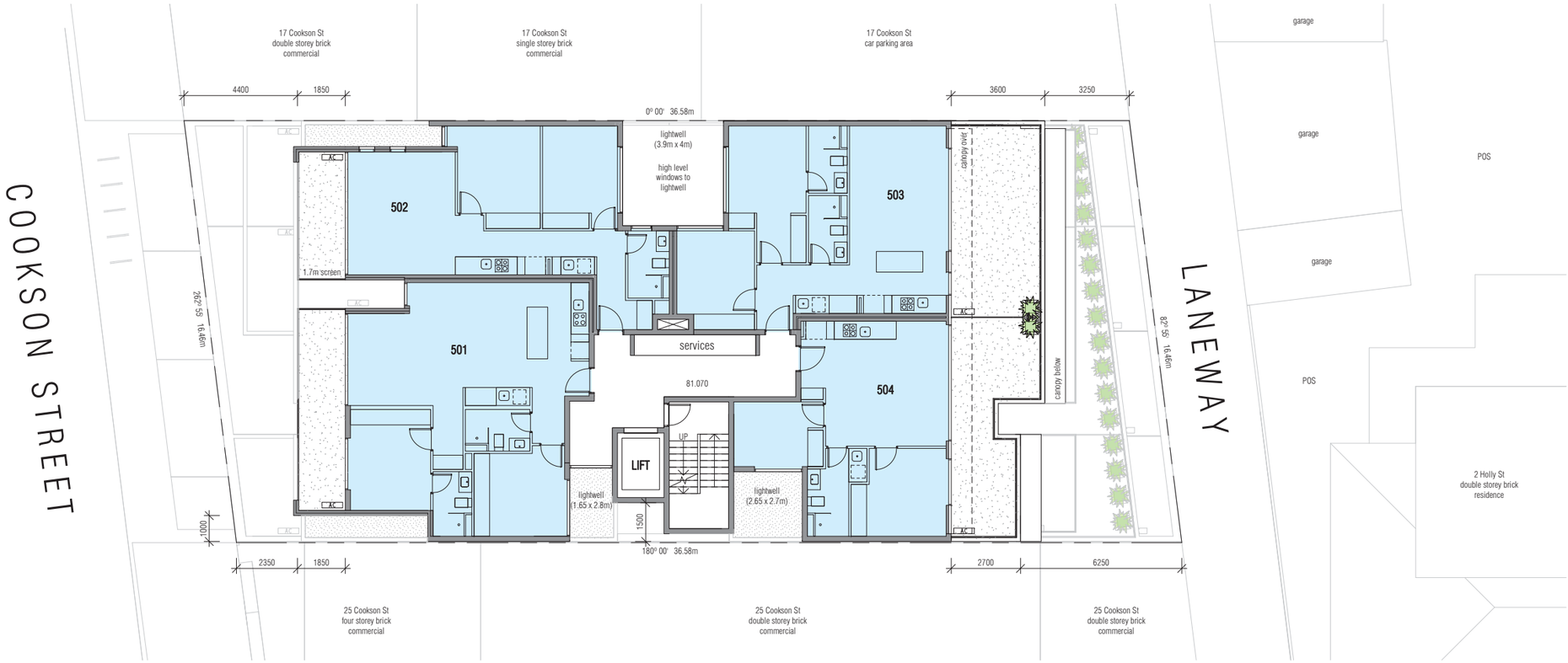

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COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

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FIFTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

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1321 / TP06 - P2

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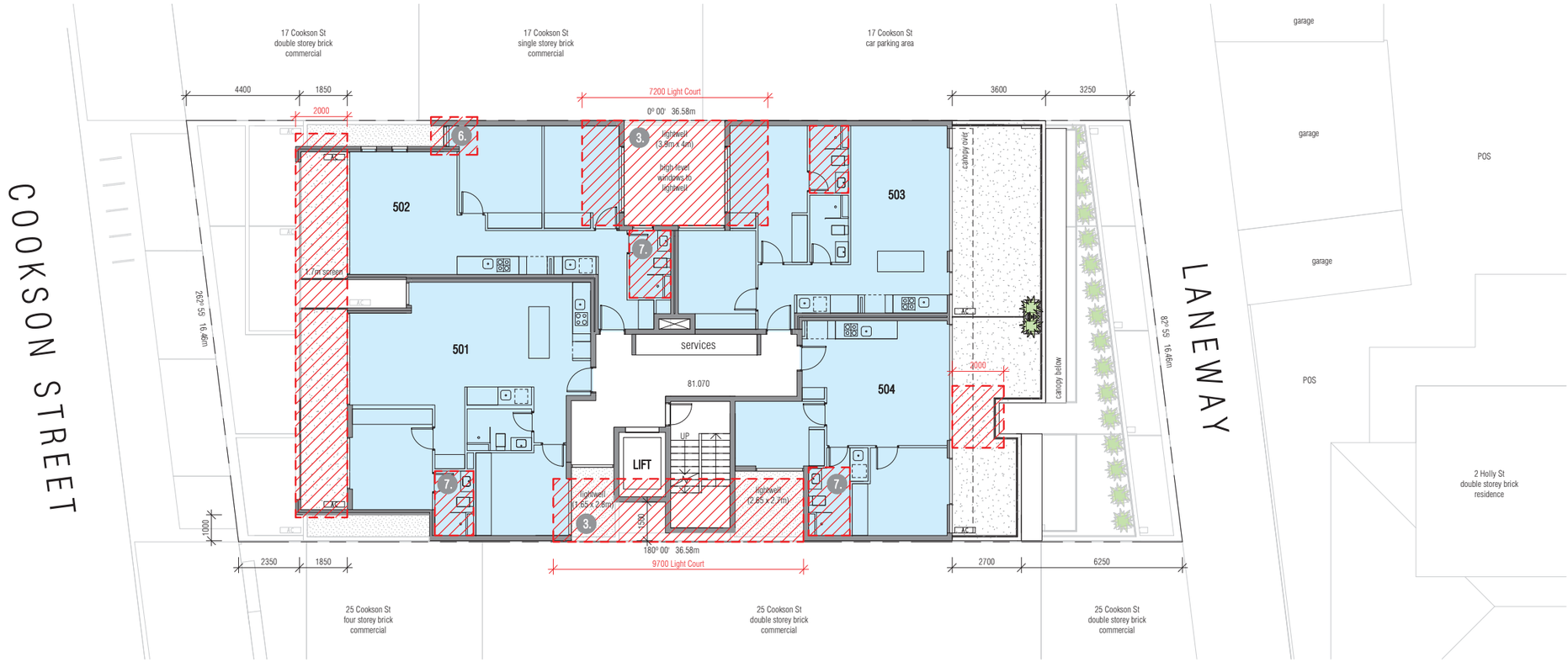

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	○
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m^2	⊠
6	Snorkel Bedroom	⊠
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m^3	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Balcony / Terrace Area

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FIFTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

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1:200 @ A3

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FEASIBILITY

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Balcony / Terrace Area

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FIFTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

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1321 / TP06

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HARVARD APARTMENTS

APPROVED BY COUNCIL

865-871 DANDENONG ROAD, MALVERN EAST

PROJECT TYPE: Mixed use - Residential

APARTMENT SUMMARY :

1 Bed	=	10
2 Bed	=	22
3 Bed	=	6
TOTAL	**=**	**38**

NET SALEABLE AREA m² : 2687

FEASIBILITY

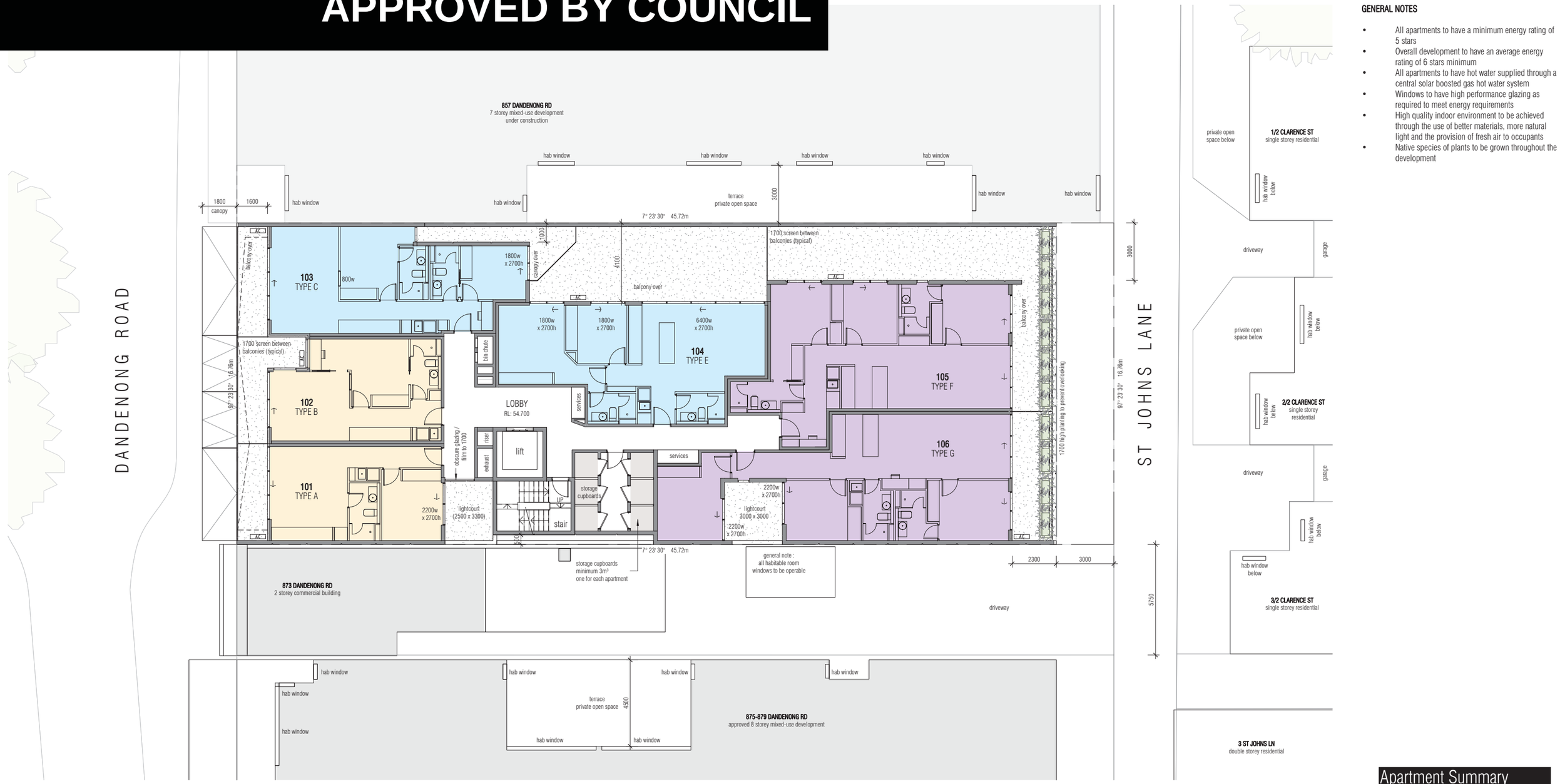
APARTMENT SUMMARY :

1 Bed	=	10
2 Bed	=	7
3 Bed	=	12
TOTAL	**=**	**29**

NET SALEABLE AREA m² : 2065

NET LOSS : 25%

APPROVED BY COUNCIL



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- Native species of plants to be grown throughout the development

Area Schedule - First Floor

NAME	BEDROOMS	BATHROOMS	APARTMENT GROSS	BALCONY / TERRACE AREA
101	1	1	47 m²	15.5 m²
102	1	1	47 m²	12 m²
103	2	1	69.5 m²	18.5 m²
104	2	2	76.5 m²	43.5 m²
105	3	2	95 m²	56 m²
106	3	2	96.5 m²	23.5 m²
	12	9	431.5 m²	168.5 m²

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	10
2	22
3	6
Total Apartments	38

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

FIRST - THIRD FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP08 - D

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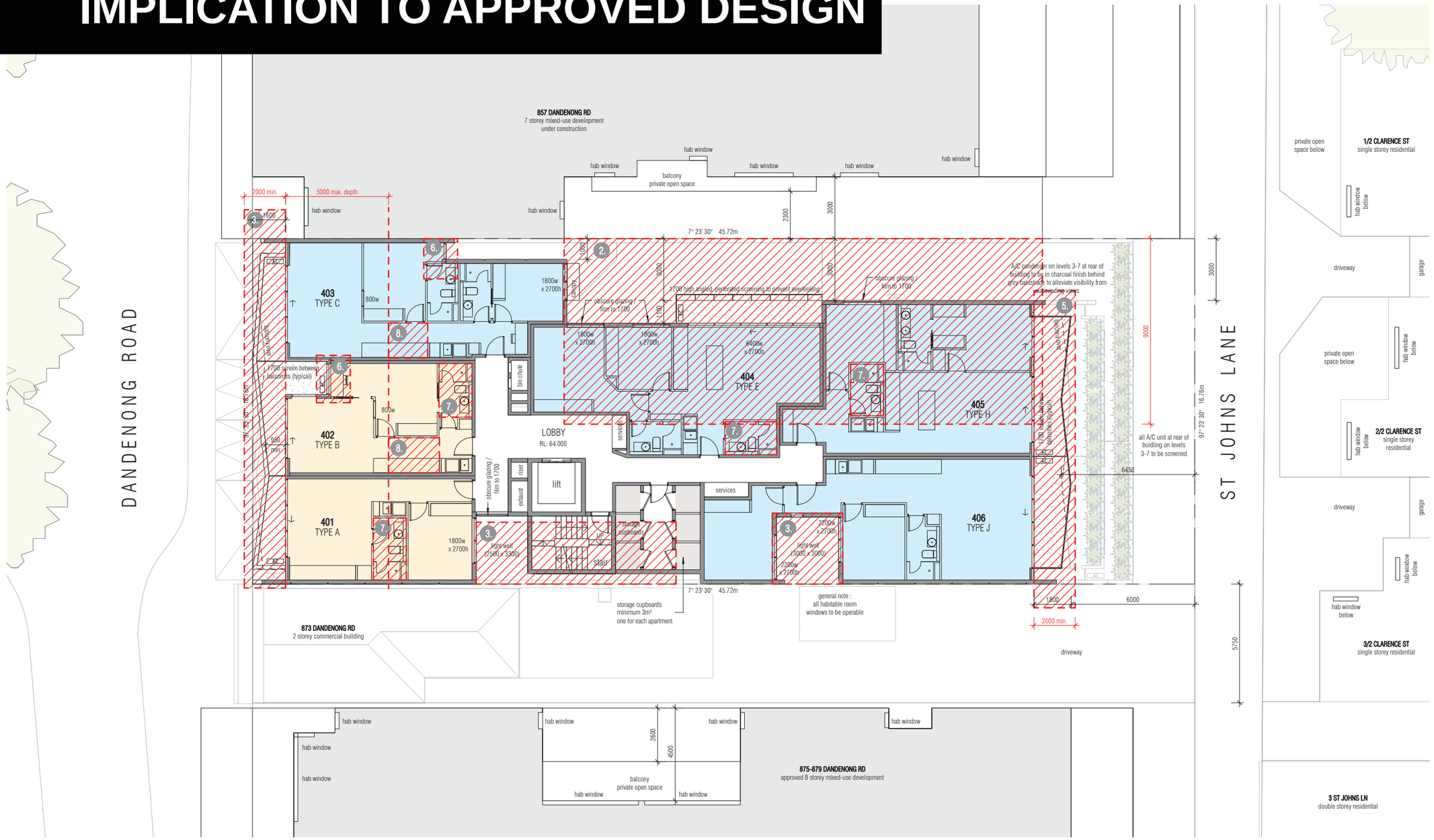

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5	Balcony Min. Depth & m²	⊠
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8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m³	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	10
2	22
3	6
Total Apartments	38

Area Schedule - Fourth Floor

NAME	BEDROOMS	BATHROOMS	APARTMENT GROSS	BALCONY / TERRACE AREA
401	1	1	47 m²	4.5 m²
402	1	1	47 m²	9.5 m²
403	2	1	69.5 m²	6 m²
404	2	2	76.5 m²	8 m²
405	2	2	80.5 m²	10.5 m²
406	2	1	78 m²	8.5 m²
	10	8	398.5 m²	46.5 m²

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

FOURTH & FIFTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP11 - D

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CBG interior designers

FEASIBILITY

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

FIRST - THIRD FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP08 - D

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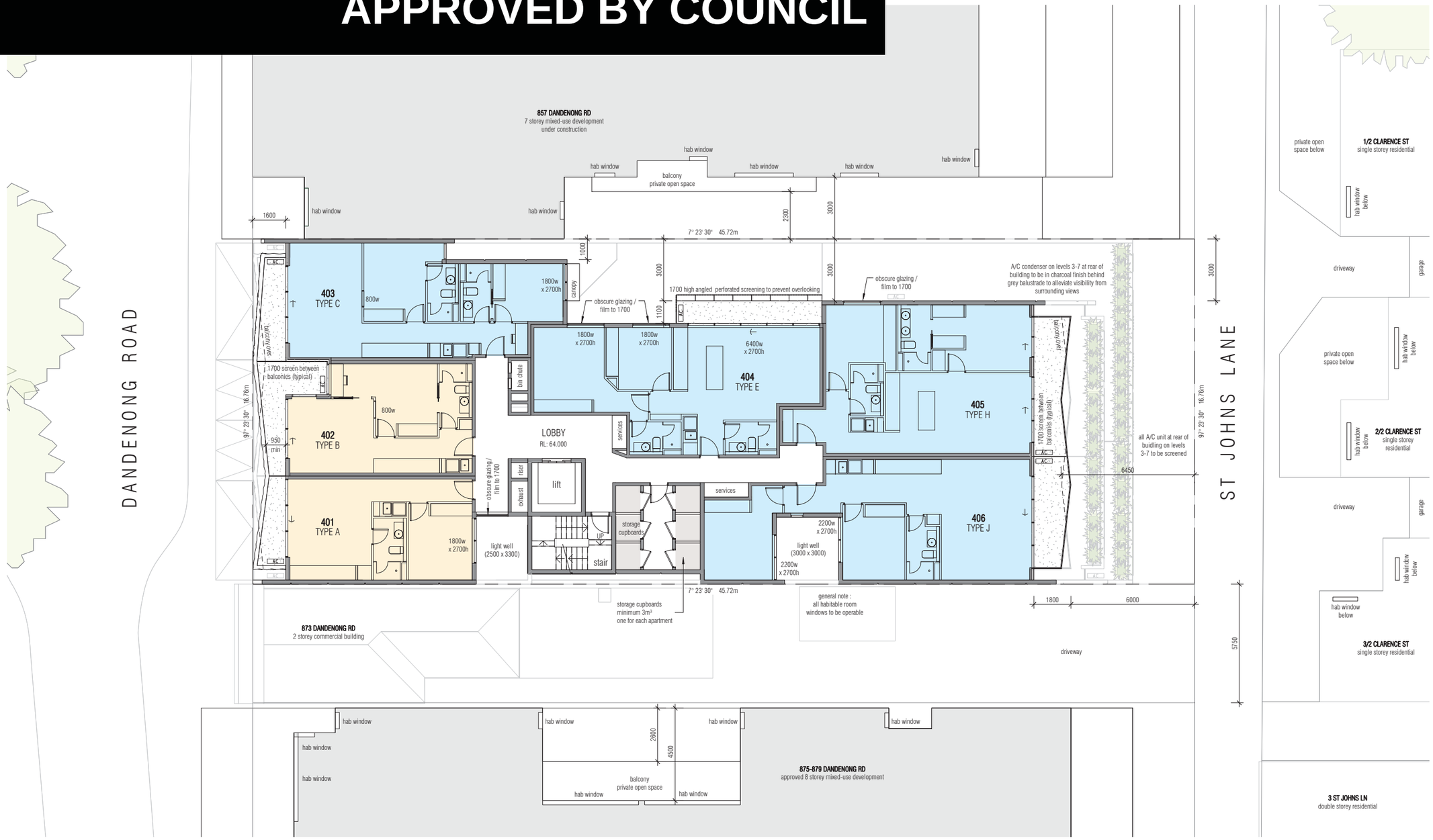

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Area Schedule - Fourth Floor

NAME	BEDROOMS	BATHROOMS	APARTMENT GROSS	BALCONY / TERRACE AREA
401	1	1	47 m²	4.5 m²
402	1	1	47 m²	9.5 m²
403	2	1	69.5 m²	6 m²
404	2	2	76.5 m²	8 m²
405	2	2	80.5 m²	10.5 m²
406	2	1	78 m²	8.5 m²
	10	8	398.5 m²	46.5 m²

Apartment Summary

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COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
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- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

FOURTH & FIFTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

Scale 1:100 @ A1
1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP11 - D

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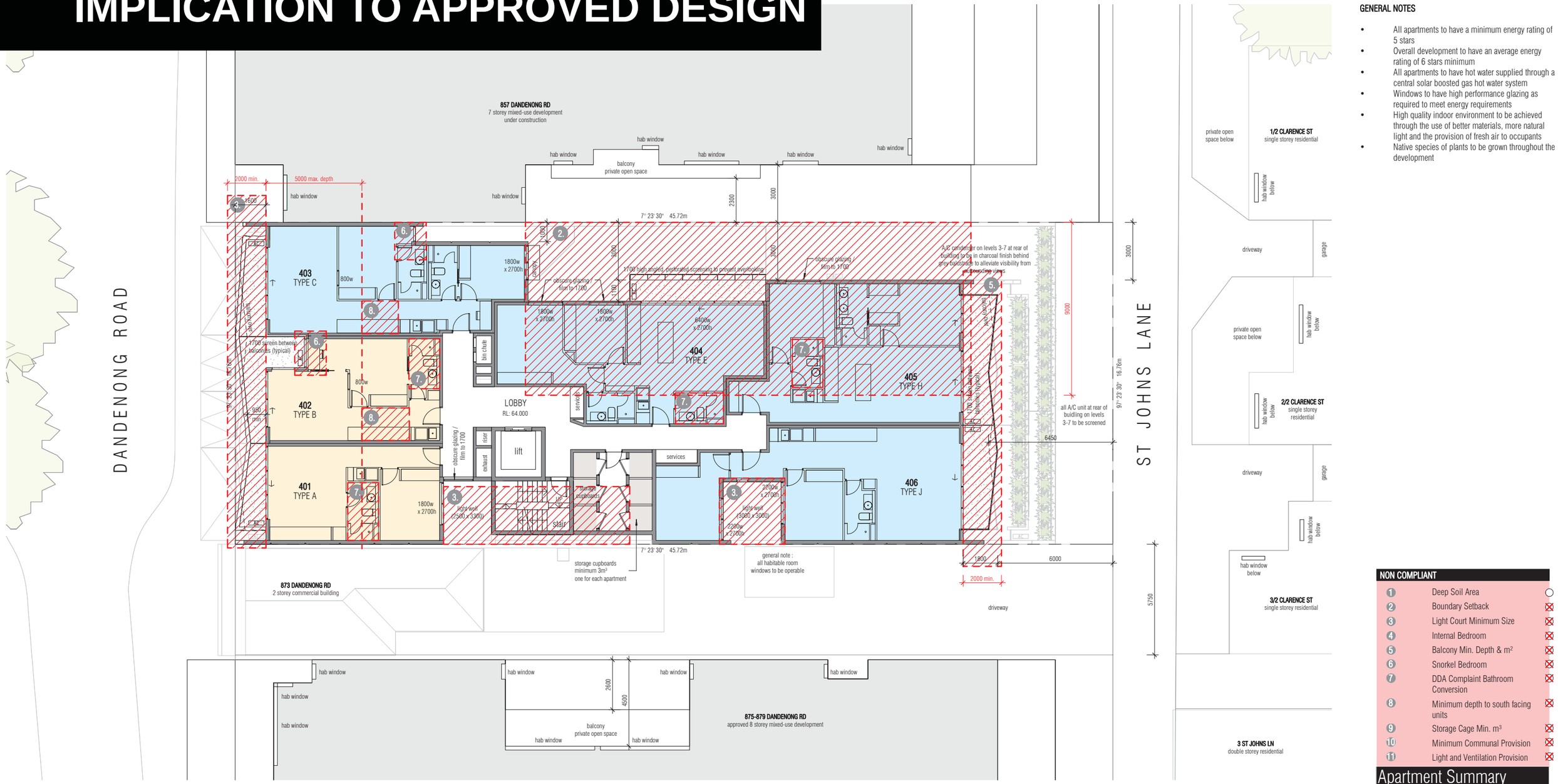
IMPLICATION TO APPROVED DESIGN



GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
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- Native species of plants to be grown throughout the development

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	⊠
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m²	⊠
6	Snorkel Bedroom	⊠
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m³	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	10
2	22
3	6
Total Apartments	38

Area Schedule - Fourth Floor

NAME	BEDROOMS	BATHROOMS	APARTMENT GROSS	BALCONY / TERRACE AREA
401	1	1	47 m²	4.5 m²
402	1	1	47 m²	9.5 m²
403	2	1	69.5 m²	6 m²
404	2	2	76.5 m²	8 m²
405	2	2	80.5 m²	10.5 m²
406	2	1	78 m²	8.5 m²
	10	8	398.5 m²	46.5 m²

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

FOURTH & FIFTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

Scale 1:100 @ A1
1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP11 - D

ARCHITECTS
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Studio 3/167 Fitzroy St.
St. Kilda, VIC., 3182
T - 9525 3855 F - 9525 4266
CBG interior designers

FEASIBILITY

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
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ISSUED FOR TOWN PLANNING

FOURTH & FIFTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

Scale 1:100 @ A1
1:200 @ A3

0 4m

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP11 - D

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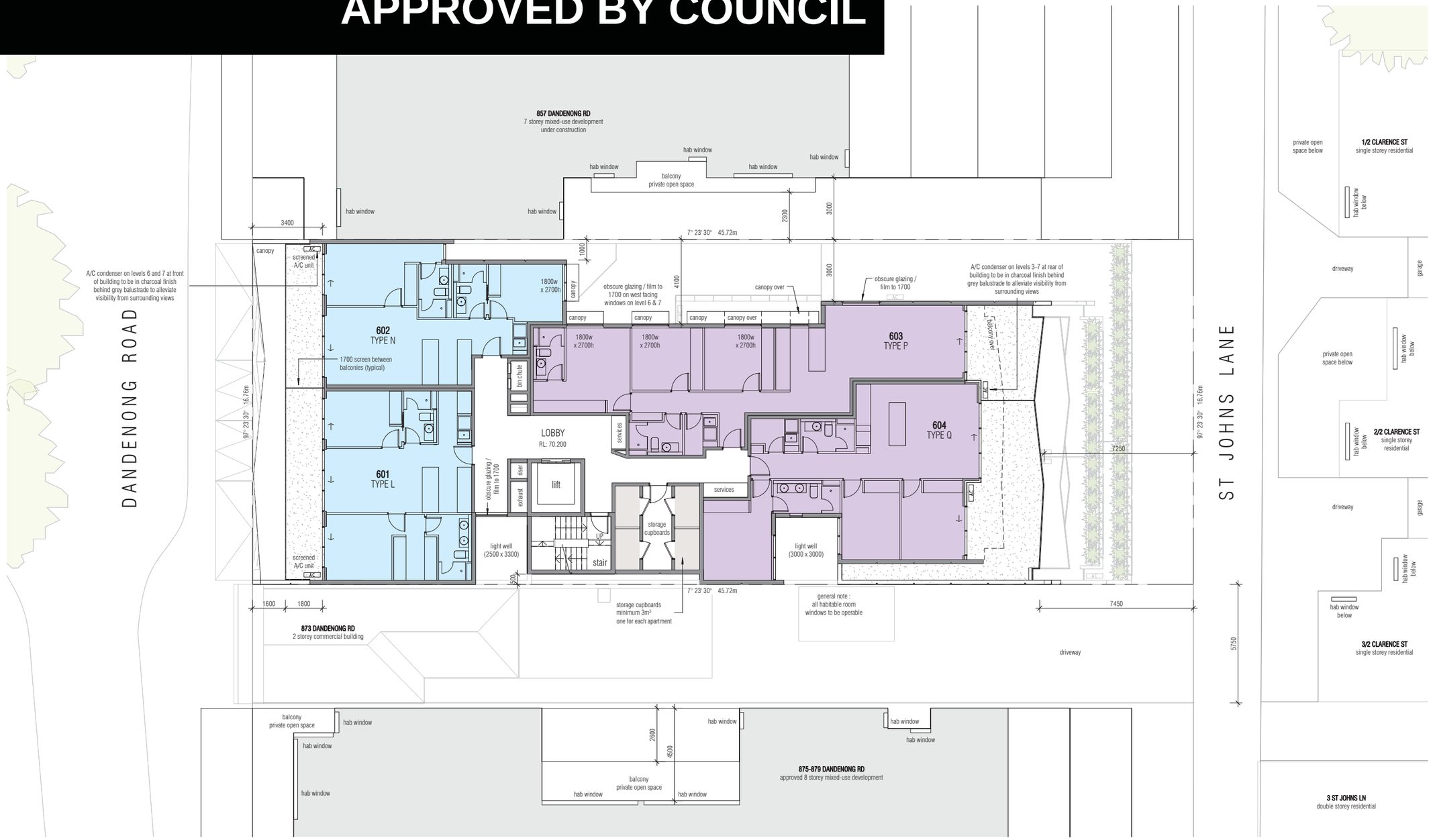
APPROVED BY COUNCIL



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- Native species of plants to be grown throughout the development

Area Schedule - Sixth Floor

NAME	BEDROOMS	BATHROOMS	APARTMENT GROSS	BALCONY / TERRACE AREA
601	2	2	70 m²	16.5 m²
602	2	2	69 m²	12.5 m²
603	3	2	102.5 m²	15 m²
604	3	2	91.5 m²	33 m²
	10	8	332.5 m²	77 m²

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	10
2	22
3	6
Total Apartments	38

COLOUR LEGEND

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

ISSUED FOR TOWN PLANNING

SIXTH & SEVENTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP13 - D

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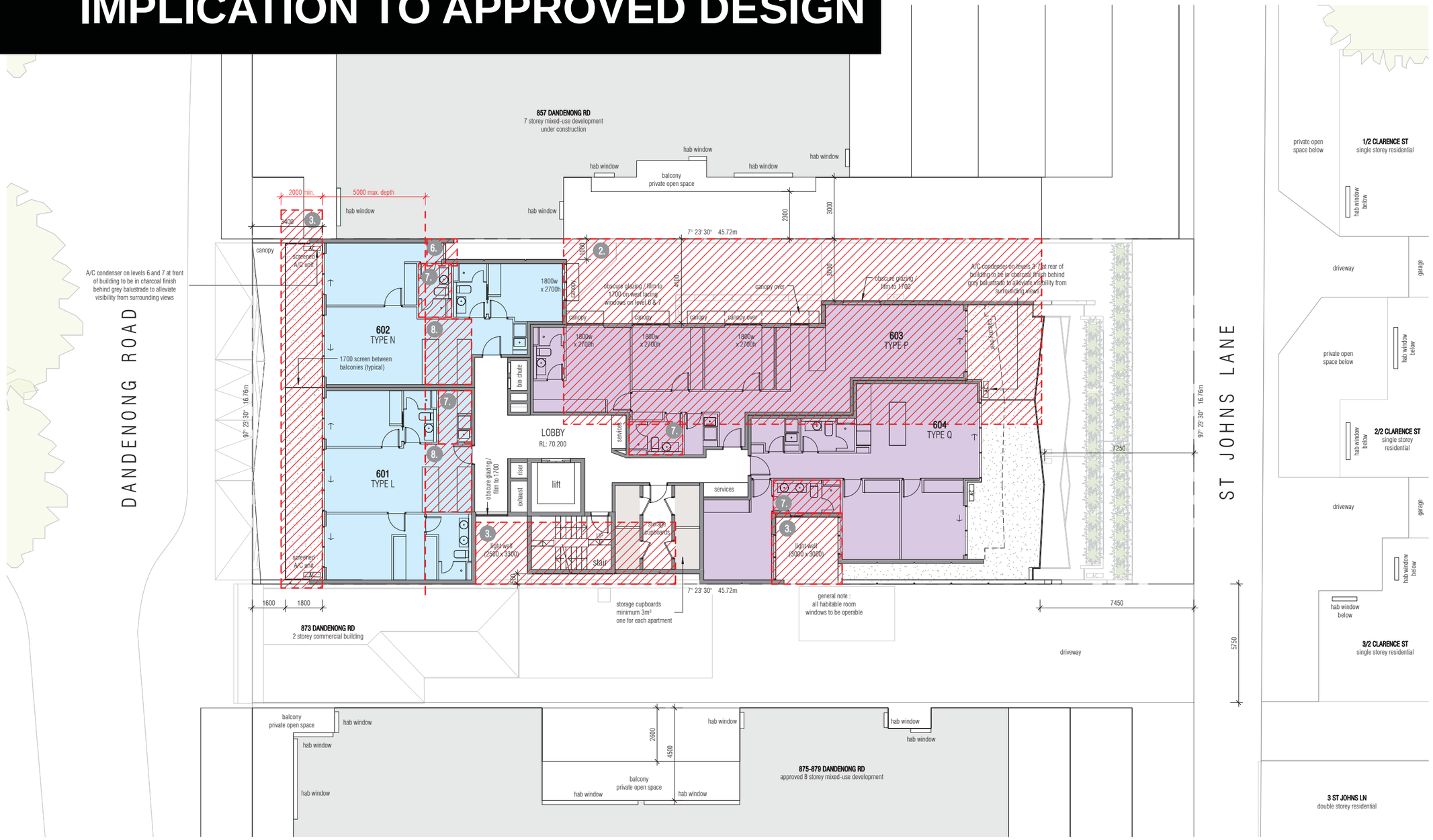
IMPLICATION TO APPROVED DESIGN



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NON COMPLIANT

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5	Balcony Min. Depth & m²	⊗
6	Snorkel Bedroom	⊗
7	DDA Complaint Bathroom Conversion	⊗
8	Minimum depth to south facing units	⊗
9	Storage Cage Min. m³	⊗
10	Minimum Communal Provision	⊗
11	Light and Ventilation Provision	⊗

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COLOUR LEGEND

- 1 Bedroom Apartment
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- 3 Bedroom Apartment
- Commercial Area
- Balcony / Terrace Area
- Commercial Parking
- Storage Cupboard

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SIXTH & SEVENTH FLOOR PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

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FEASIBILITY

COLOUR LEGEND

- 1 Bedroom Apartment
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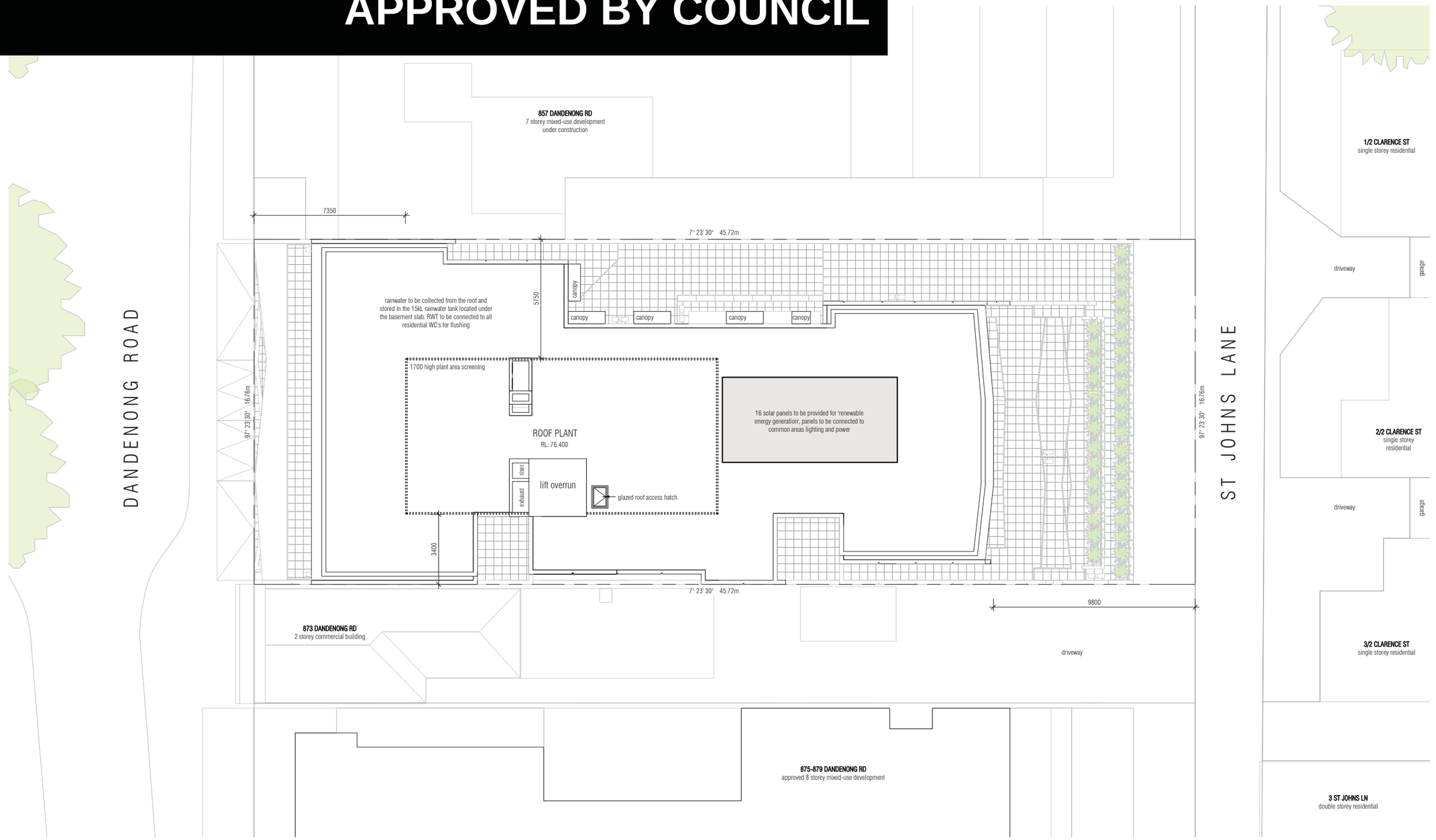

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ISSUED FOR TOWN PLANNING

ROOF PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP15 - D

ARCHITECTS
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Studio 3/167 Fitzroy St.
St. Kilda, VIC., 3182
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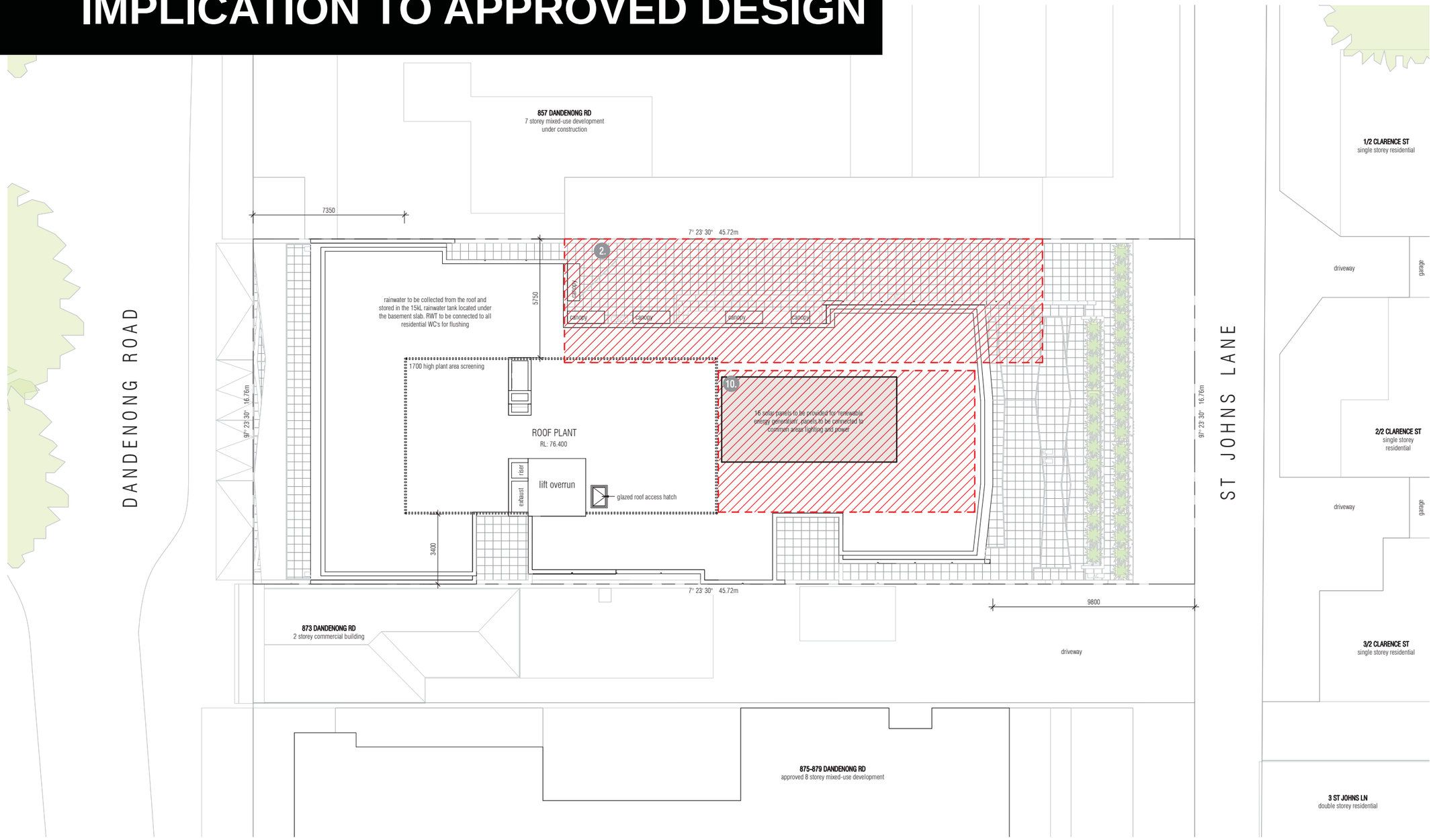
CBG interior designers

IMPLICATION TO APPROVED DESIGN



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NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	⊠
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m^2	⊠
6	Snorkel Bedroom	⊠
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	⊠
9	Storage Cage Min. m^3	⊠
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	⊠

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ROOF PLAN

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

865-871 DANDENONG ROAD
MALVERN EAST, VIC

1427 / TP15 - D

ARCHITECTS
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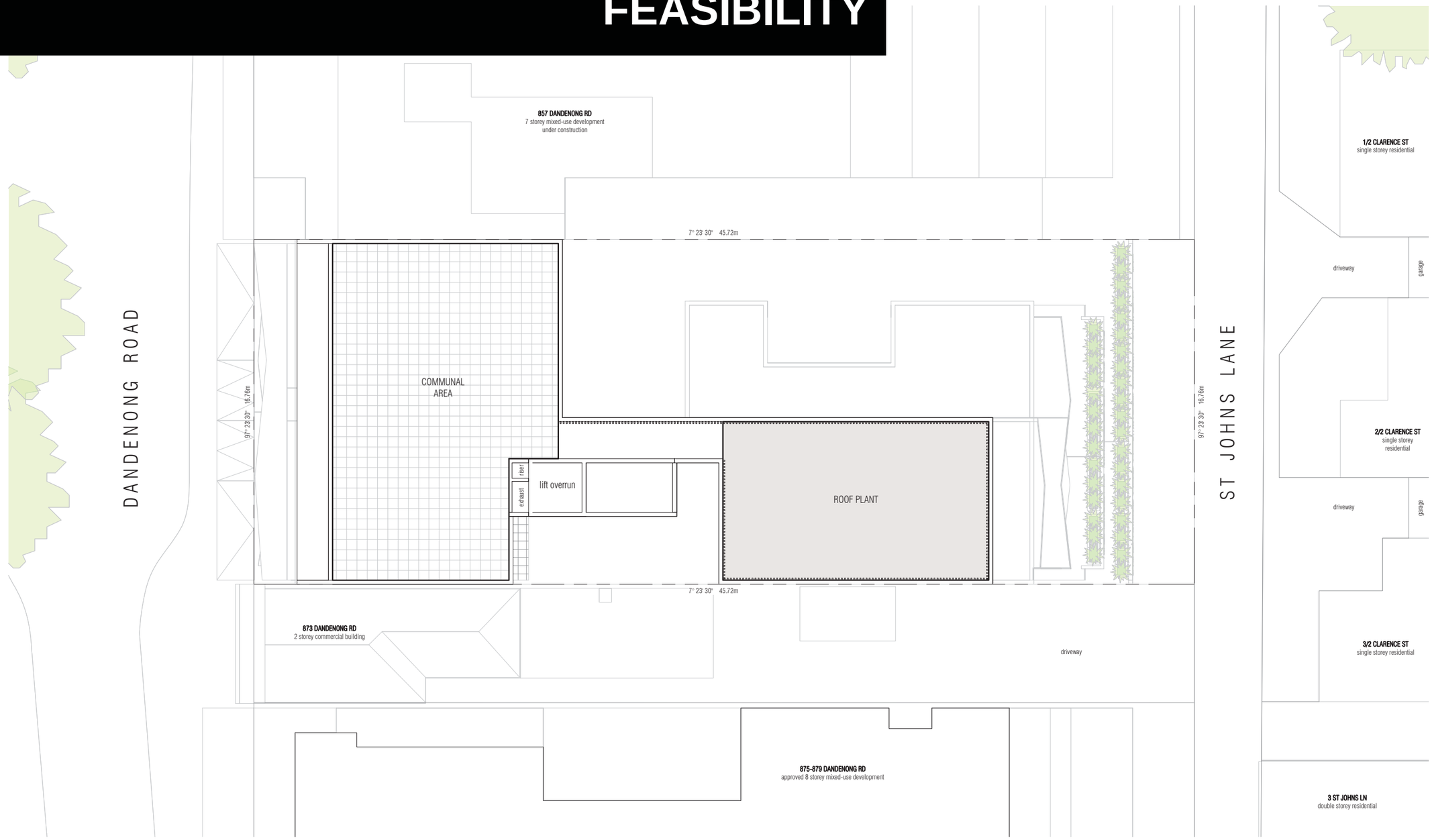
FEASIBILITY



ISSUED FOR TOWN PLANNING

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TOWN PLANNING

MIXED-USE DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

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MALVERN EAST, VIC

1427 / TP15 - D

ARCHITECTS

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THE MASON APARTMENTS

APPROVED AT VCAT

304-310 LYGON STREET, BRUNSWICK EAST

PROJECT TYPE: Mixed use - Residential

APARTMENT SUMMARY :

1 Bed	=	39
2 Bed	=	21
3 Bed	=	0
TOTAL	**=**	**60**

NET SALEABLE AREA m² : 3268

FEASIBILITY

APARTMENT SUMMARY :

1 Bed	=	8
2 Bed	=	36
3 Bed	=	0
TOTAL	**=**	**44**

NET SALEABLE AREA m² : 2543

NET LOSS : 22%

APPROVED AT VCAT

ISSUED FOR TOWN PLANNING

FIRST TO FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP03 - B

ARCHITECTS
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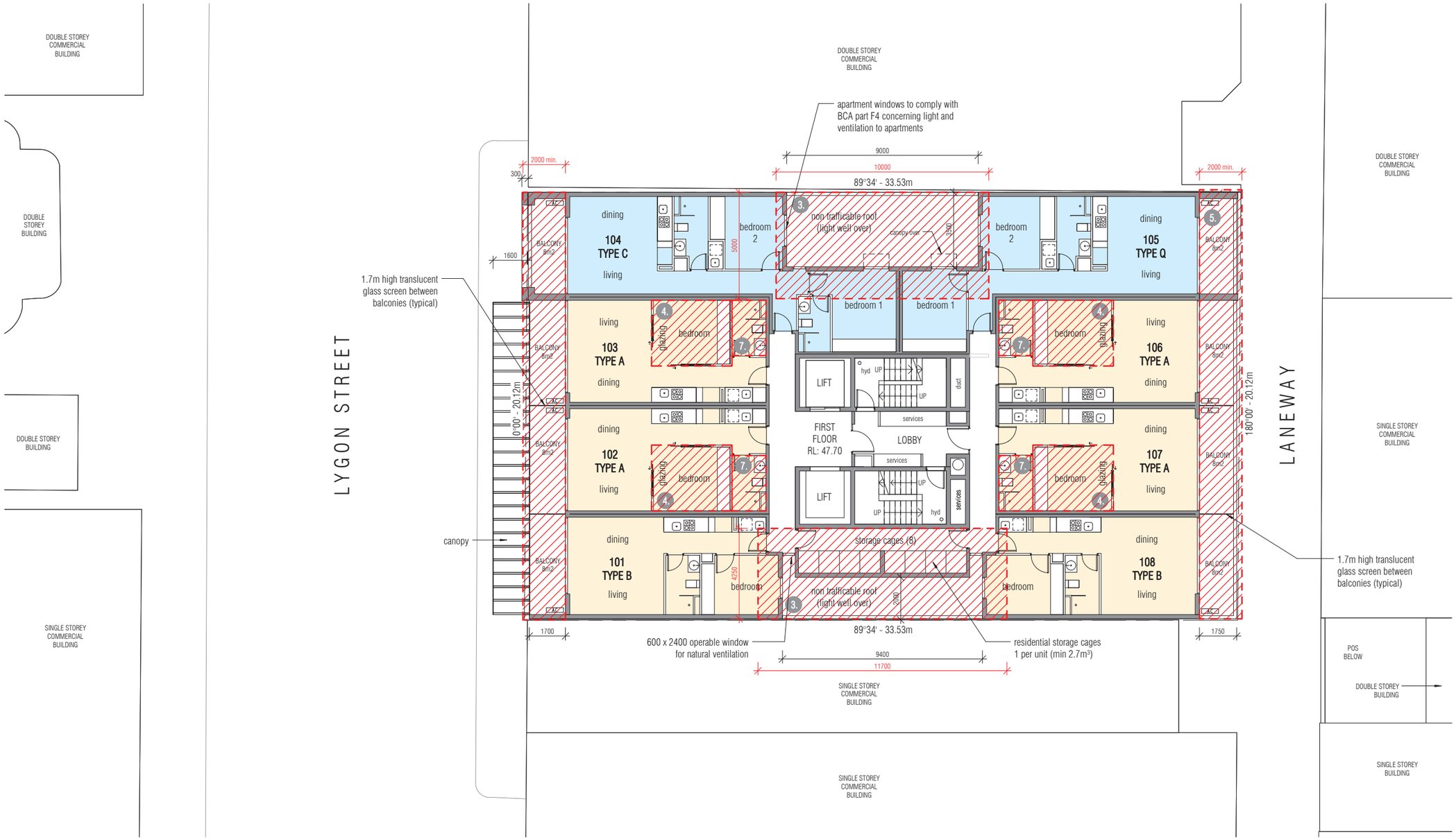

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	○
3	Light Court Minimum Size	☒
4	Internal Bedroom	☒
5	Balcony Min. Depth & m²	☒
6	Snorkel Bedroom	○
7	DDA Complaint Bathroom Conversion	☒
8	Minimum depth to south facing units	○
9	Storage Cage Min. m³	○
10	Minimum Communal Provision	☒
11	Light and Ventilation Provision	○

ISSUED FOR TOWN PLANNING

FIRST TO FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP03 - B

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FEASIBILITY

ISSUED FOR TOWN PLANNING

FIRST TO FOURTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP03 - B

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ISSUED FOR TOWN PLANNING

FIFTH TO EIGHTH FLOOR PLANS

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP06 - B

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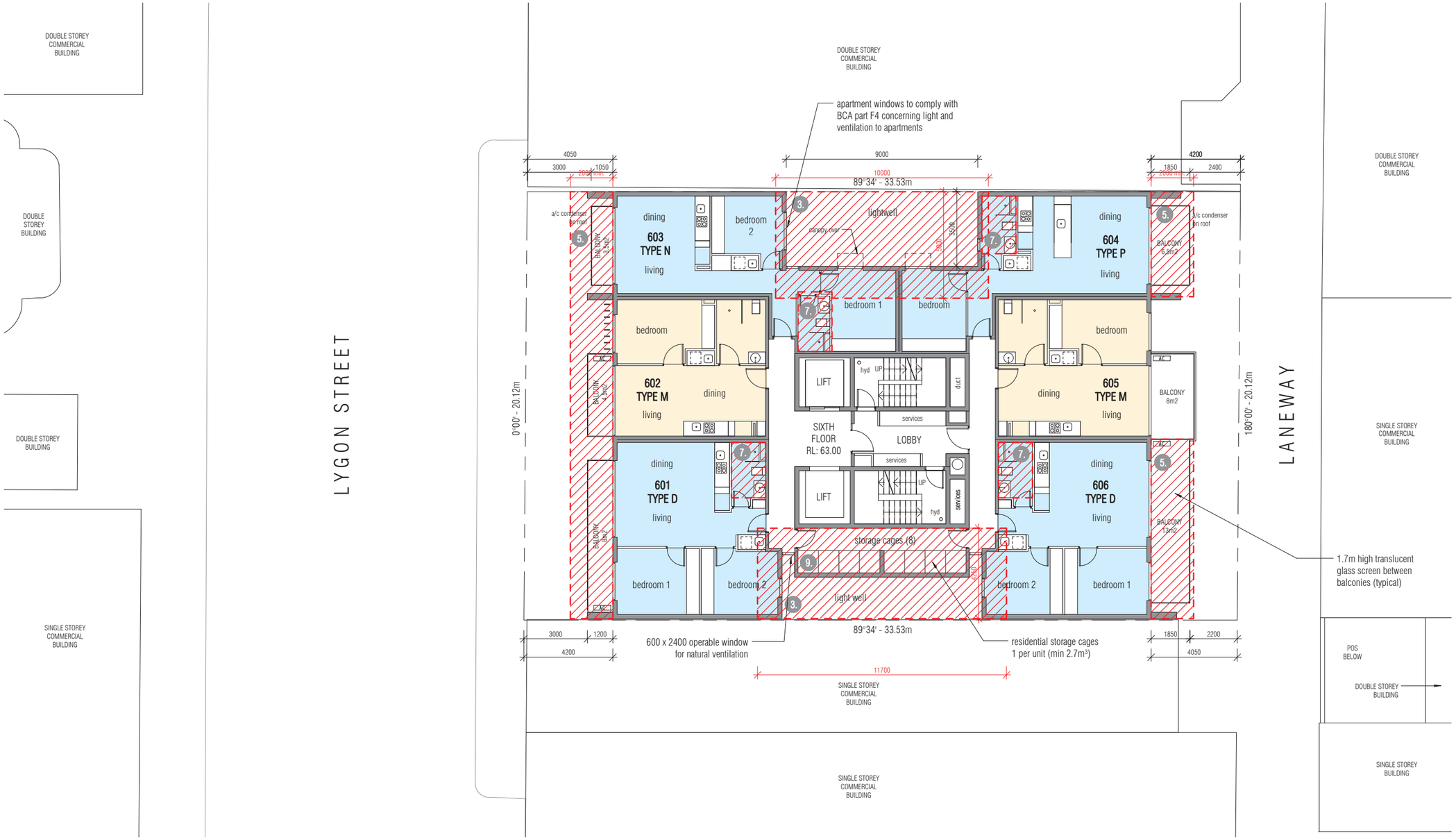

NON COMPLIANT

1	Deep Soil Area	○
2	Boundary Setback	○
3	Light Court Minimum Size	⊠
4	Internal Bedroom	⊠
5	Balcony Min. Depth & m²	⊠
6	Snorkel Bedroom	○
7	DDA Complaint Bathroom Conversion	⊠
8	Minimum depth to south facing units	○
9	Storage Cage Min. m³	○
10	Minimum Communal Provision	⊠
11	Light and Ventilation Provision	○

ISSUED FOR TOWN PLANNING

FIFTH TO EIGHTH FLOOR PLANS

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP06 - B

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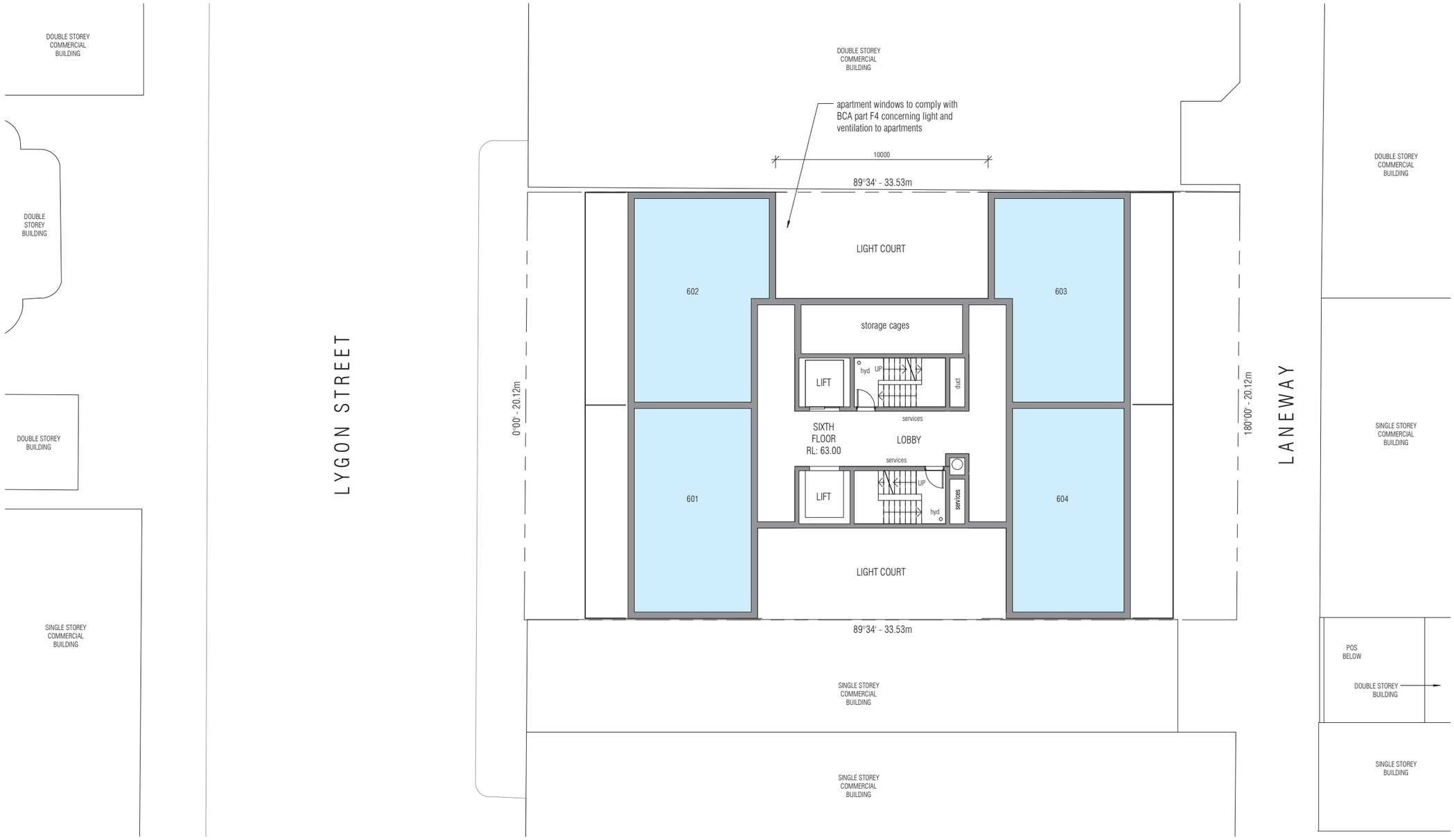
FEASIBILITY



ISSUED FOR TOWN PLANNING

FIFTH TO EIGHTH FLOOR PLANS

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

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304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP06 - B

ARCHITECTS
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APPROVED AT VCAT

ISSUED FOR TOWN PLANNING

NINTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1

1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP07 - B

ARCHITECTS
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St. Kilda, VIC., 3182
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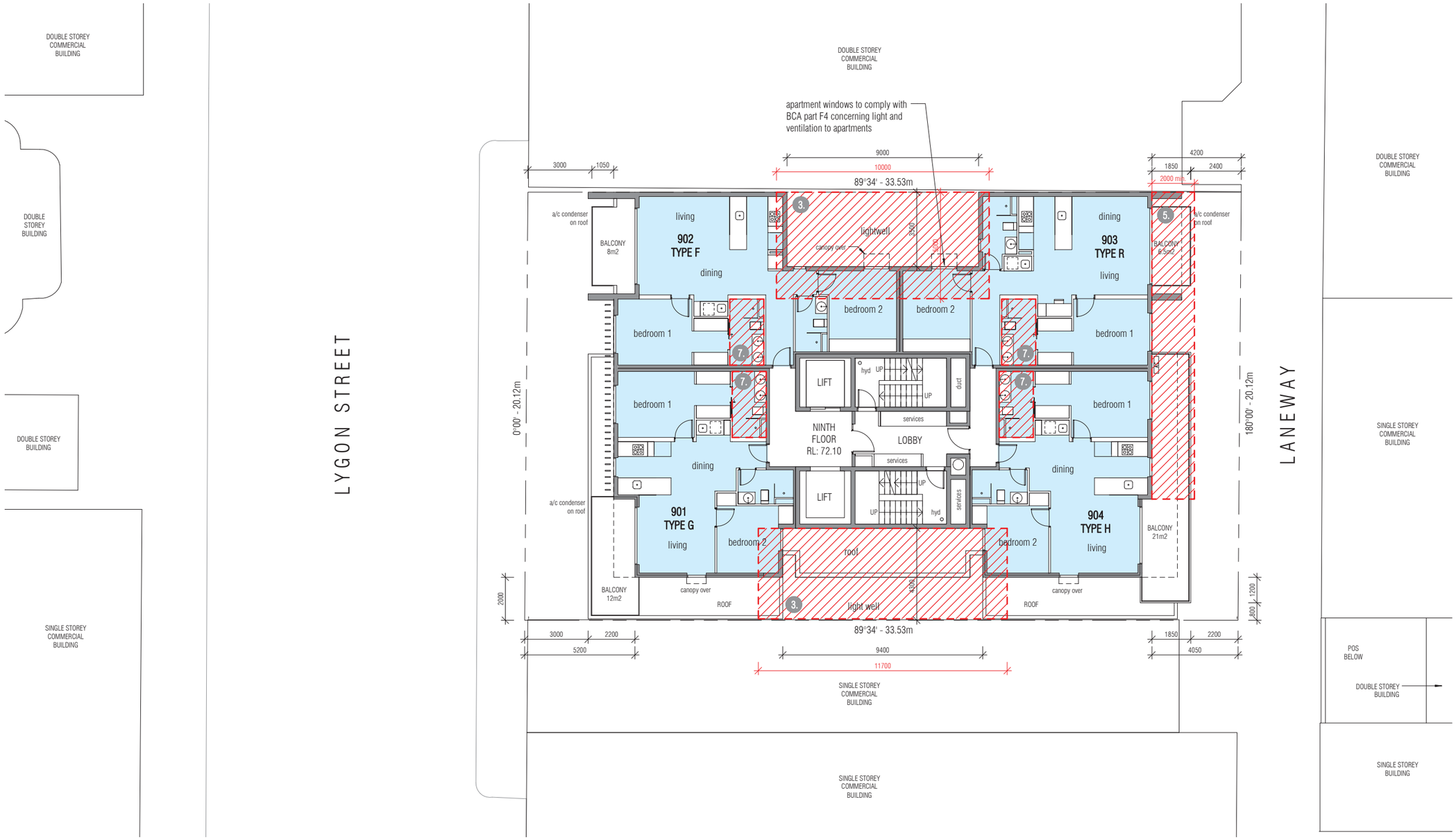
IMPLICATION TO APPROVED DESIGN

ESD NOTES

The following single facade apartments:
102, 103, 106, 107, 202, 203, 206, 207, 302, 303, 306, 307, 502, 505, 602, 605 , 702, 705, 802 & 805 are to be accordance with the ventilation strategies outlined in the Sustainable Management Plan prepared by Wood & Grieve Engineers.
Report No. 25733-MEL - G Revision 2, dated 25.06.16



NON COMPLIANT

1	Deep Soil Area	○
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3	Light Court Minimum Size	☒
4	Internal Bedroom	☒
5	Balcony Min. Depth & m^2	☒
6	Snorkel Bedroom	○
7	DDA Complaint Bathroom Conversion	☒
8	Minimum depth to south facing units	○
9	Storage Cage Min. m^3	○
10	Minimum Communal Provision	☒
11	Light and Ventilation Provision	○

ISSUED FOR TOWN PLANNING

NINTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

Scale 1:100 @ A1
1:200 @ A3

304-310 LYGON ST
BRUNSWICK EAST, VIC

1310 / TP07 - B

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FEASIBILITY

ISSUED FOR TOWN PLANNING

NINTH FLOOR PLAN

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TOWN PLANNING

RESIDENTIAL DEVELOPMENT

0 4m

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BRUNSWICK EAST, VIC

1310 / TP07 - B

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SUMMARY

Changes to building examples showcased within this package are not only limited to building mass reduction. Additional implication of the proposed planning scheme are as follows:

- **The mixture of 1 bed, 2 bed and 3 bed is less predictable if an approach of maximized sellable area is undertaken towards feasibility studies. The ability to provide a specific mix influenced by a sites sellable context may render some sites inefficient in the ability to achieve maximum yield.**

- **The incorporation of DDA adaptable bathrooms and bedrooms throughout a large portion of all apartments increases minimum sizes generally associated with apartment types. Increased size forces greater consideration of apartment mix, as the apartment mix and possible reduction in unit numbers**

- **The incorporation of deep soil landscape zones, as well as retention and reestablishment of existing mature trees within a development site can see a limitation placed on the extent of basement layouts and the extent of podium structures.**

- **Minimum dimensions and areas of balconies to apartments, reflects the push towards a usable space rather than a compulsory inclusion. This consideration along side with clearer definitions at which a setback is measured from, may lead to implications on unit areas.**

- **The introduction of light and cross ventilation expectations lean towards the inclusion of sensible and visible glazing solution to all habitable rooms (including studies). Within the proposed definition, a window within a habitable room is to visible from all points within, this eliminates the inclusion of snorkel bedrooms.**

- **Maximum depth for all apartments see a restriction of 6m placed on all south facing apartments, with all remaining apartments to have a maximum depth of 8m. This reduction in typical depth is a measurement from the glazing to the wall running adjacent, and may limit ability to maximise building footprint.**

- **Storage cage provision have been redefined to include a variable minimum depending on bedroom numbers. This may include designated storage locations and cupboards within the apartment layout.**

- **A provision of communal area is now to be considered during the planning of any multi residential building with a total number of apartments greater than 20. If the total number of apartments is above twenty a provision of communal space equal to 2.5 m^2 per apartment or a 100 m^2 is required (Whichever is smaller).**

- **Side boundary setbacks to existing residential developments built on boundaries will apply for all mixed use - residential buildings. This setback is aimed at decreasing both the overshadowing and overlooking of an adjoining site. Setback for such scenarios range from 6m to 12m.**