**A6 – Objectives summary**

*This summary assists proponents and assessors to explain and assess the development against the Element Objectives listed in this policy.*

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| ***A6 – OBJECTIVES SUMMARY***  |
| **PART 2 – PRIMARY CONTROLS**  |
| **2.2 Building height** |
| **O 2.2.1** The height of **development** responds to the desired future scale and character of the **street** and local area, including existing **buildings** that are unlikely to change. |
| **O 2.2.2** The height of **buildings** within a **development** responds to changes in topography. |
| **O 2.2.3** **Development** incorporates articulated roof design and/or roof top **communal open space** where appropriate. |
| **O 2.2.4** The height of **development** recognises the need for **daylight** and **solar access** to adjoining and nearby residential development, **communal open space** and in some cases, public spaces. |
| **2.3 Street setbacks** |
| **O 2.3.1** The **setback** of the **development** from the **street** reinforces and/or complements the existing or proposed **landscape character** of the street. |
| **O 2.3.2** The **street** **setback** provides a clear transition between the public and private realm. |
| **O 2.3.3** The **street** **setback** assists in achieving visual privacy to **apartments** from the street. |
| **O 2.3.4** The **setback** of the **development** enables **passive surveillance** and outlook to the **street**. |
| **2.4 Side and rear setbacks** |
| **O 2.4.1 Building** boundary **setbacks** provide for adequate separation between neighbouring properties. |
| **O 2.4.2** **Building** boundary **setbacks** are consistent with the existing **streetscape** pattern or the desired streetscape character.  |
| **O 2.4.3** The **setback** of **development** from side and rear boundaries enables retention of existing trees and provision of **deep soil areas** that reinforce the **landscape character** of the area, support tree canopy and assist with **stormwater** management. |
| **O 2.4.4** The **setback** of **development** from side and rear boundaries provides a transition between **sites** with different land uses or intensity of development. |
| **2.5 Plot ratio** |
| **O 2.5.1** The overall bulk and scale of **development** is appropriate for the existing or planned character of the area. |
| **2.6 Building depth** |
| **O 2.6.1** **Building depth** supports **apartment** layouts that optimise **daylight** and **solar access** and **natural ventilation**.  |
| **O 2.6.2** Articulation of **building** form to allow adequate access to **daylight** and **natural ventilation** where greater **building depths** are proposed. |
| **O 2.6.3** Room depths and/or ceiling heights optimise **daylight** and **solar access** and **natural ventilation**. |
| **2.7 Building separation** |
| **O 2.7.1** New **development** supports the desired future **streetscape** character with spaces between **buildings**. |
| **O 2.7.2** **Building** separation is in proportion to building height. |
| **O 2.7.3** **Buildings** are separated sufficiently to provide for residential **amenity** including visual **and acoustic privacy**, **natural ventilation**, **sunlight** and **daylight** access and outlook. |
| **O 2.7.4** Suitable areas are provided for **communal** and **private open space**, **deep soil areas** and **landscaping** between **buildings**. |
| **PART 3 – SITING THE DEVELOPMENT** |
| **3.2 Orientation** |
| **O 3.2.1** **Building** layouts respond to the **streetscape**, topography and **site** attributes while optimising **solar** and **daylight** **access** within the **development**. |
| **O 3.2.2** **Building** form and orientation minimises overshadowing of the **habitable rooms**, **open space** and **solar collectors** of neighbouring properties during **mid-winter**. |
| **3.3 Tree canopy and deep soil areas** |
| **O 3.3.1** **Site** planning maximises retention of existing healthy and appropriate and protects the viability of **adjoining trees**. |
| **O 3.3.2** Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-**development** condition. |
| **O 3.3.3** **Development** includes **deep soil areas**, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth. |
| **3.4 Communal open space** |
| **O 3.4.1** Provision of quality **communal open space** that enhances resident **amenity** and provides opportunities for **landscaping**, tree retention and **deep soil areas.** |
| **O 3.4.2** **Communal open space** is safe, **universally** **accessible** and provides a high level of **amenity** for residents.  |
| **O 3.4.3** **Communal open space** is designed and oriented to minimise impacts on the **habitable rooms** and **private open space** within the **site** and of neighbouring properties. |
| **3.5 Visual privacy** |
| **O 3.5.1** The orientation and design of **buildings**, windows and **balconies** minimises direct overlooking of **habitable** **rooms** and private outdoor living areas within the **site** and of neighbouring properties, while maintaining **daylight** and **solar access**, ventilation and the external outlook of habitable rooms. |
| **3.6 Public domain interface** |
| **O 3.6.1** The transition between the private and **public domain** enhances the privacy and safety of residents. |
| **O 3.6.2** **Street** facing **development** and **landscape** design retains and enhances the **amenity** and safety of the adjoining **public domain**, including the provision of shade. |
| **3.7 Pedestrian access and entries** |
| **O 3.7.1** Entries and pathways are **universally accessible**, easy to identify and safe for residents and visitors. |
| **O 3.7.2** Entries to the **development** connect to and address the **public domain** with an attractive **street** presence. |
| **3.8 Vehicle access** |
| **O 3.8.1** Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.  |
| **O 3.8.2** Vehicle access points are designed and located to reduce visual impact on the **streetscape**. |
| **3.9 Car and bicycle parking** |
| **O 3.9.1** Parking and facilities are provided for cyclists and other modes of transport. |
| **O 3.9.2** Carparking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres. |
| **O 3.9.3** Car parking is designed to be safe and **accessible**. |
| **O 3.9.4** The design and location of car parking minimises negative visual and environmental impacts on **amenity** and the **streetscape**. |
| **PART 4 – DESIGNING THE BUILDING** |
| **4.1Solar and daylight access** |
| **O 4.1.1** In **climate zones** 4, 5 and 6: the **development** is sited and designed to optimise the number of **dwellings** receiving winter **sunlight** to **private open space** and via windows to **habitable** **rooms**. |
| **O 4.1.2** Windows are designed and positioned to optimise **daylight** access for **habitable** **rooms**. |
| **O 4.1.3** The **development** incorporates shading and glare control to minimise heat gain and glare:* from mid-spring to autumn in **climate zones** 4, 5 and 6 **AND**
* year-round in climate zones 1 and 3.
 |
| **4.2 Natural ventilation** |
| **O 4.2.1 Development** maximises the number of **apartments** with **natural ventilation**. |
| **O 4.2.2** Individual **dwellings** are designed to optimise **natural ventilation** of **habitable** **rooms**. |
| **O 4.2.3 Single aspect** **apartments** are designed to maximise and benefit from **natural ventilation**. |
| **4.3 Size and layout of dwellings** |
| **O 4.3.1** The internal size and layout of **dwellings** is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.  |
| **O 4.3.2** Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good **natural ventilation** and **daylight** access. |
| **4.4 Private open space and balconies** |
| **O 4.4.1 Dwellings** have good access to appropriately sized **private open space** that enhances residential **amenity**. |
| **O 4.4.2** **Private open space** is sited, oriented and designed to enhance liveability for residents. |
| **O 4.4.3 Private open space** and **balconies** are integrated into the overall architectural form and detail of the **building**. |
| **4.5 Circulation and common spaces**  |
| **O 4.5.1** Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors. |
| **O 4.5.2** Circulation and common spaces are attractive, have good **amenity** and support opportunities for social interaction between residents. |
| **4.6 Storage** |
| **O 4.6.1** Well-designed, functional and conveniently located **storage** is provided for each **dwelling**. |
| **4.7 Managing the impact of noise** |
| **O 4.7.1** The siting and layout of **development** minimises the impact of external noise sources and provides appropriate **acoustic privacy** to **dwellings** and on-**site** **open space**. |
| **O 4.7.2** Acoustic treatments are used to reduce sound transfer within and between **dwellings** and to reduce noise transmission from external noise sources. |
| **4.8 Dwelling mix** |
| **O 4.8.1** A range of **dwelling** types, sizes and configurations is provided that caters for diverse household types and changing community demographics. |
| **4.9 Universal design** |
| **O 4.9.1 Development** includes **dwellings** with **universal design** features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place. |
| **4.10 Façade design** |
| **O 4.10.1** **Building** **façades** incorporate proportions, materials and design elements that respect and reference the character of the local area. |
| **O 4.10.2** **Building** **façades** express internal functions and provide visual interest when viewed from the public realm. |
| **4.11 Roof design** |
| **O 4.11.1** Roof forms are well integrated into the **building** design and respond positively to the **street**. |
| **O 4.11.2** Where possible, roof spaces are utilised to add **open space**, **amenity**, solar energy generation or other benefits to the **development**. |
| **4.12 Landscape design** |
| **O 4.12.1** **Landscape** design enhances **streetscape** and pedestrian **amenity**; improves the visual appeal and comfort of **open space** areas; and provides an attractive outlook for **habitable rooms**. |
| **O 4.12.2** Plant selection is appropriate to the orientation, exposure and **site** conditions and is suitable for the adjoining uses. |
| **O 4.12.3** **Landscape** design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies. |
| **O.4.12.4** **Landscape** design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and **sustainability** strategies. |
| **4.13 Adaptive reuse** |
| **O 4.13.1** New additions to existing **buildings** are contemporary and complementary and do not detract from the character and scale of the existing building. |
| **O 4.13.2** Residential **dwellings** within an adapted **building** provide good **amenity** for residents, generally in accordance with the requirements of this policy. |
| **4.14 Mixed use** |
| **O 4.14.1** **Mixed use development** enhances the **streetscape** and activates the **street**. |
| **O 4.14.2** A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste. |
| **4.15 Energy efficiency** |
| **O 4.15.1** Reduce energy consumption and greenhouse gas emissions from the **development**. |
| **4.16 Water management and conservation** |
| **O 4.16.1** Minimise **potable water** consumption throughout the **development**. |
| **O 4.16.2** **Stormwater** runoff from **small rainfall events** is managed on-**site**, wherever practical.  |
| **O 4.16.3** Reduce the risk of flooding so that the likely impacts of **major rainfall events** will be minimal. |
| **4.17 Waste management** |
| **O 4.17.1** Waste **storage** facilities minimise negative impacts on the **streetscape**, **building** entries and the **amenity** of residents. |
| **O 4.17.2** Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste. |
| **4.18 Utilities** |
| **O 4.18.1** The **site** is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers. |
| **O 4.18.2** All **utilities** are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians. |
| **O 4.18.3 Utilities**, such as distribution boxes, power and water meters are integrated into design of **buildings** and **landscape** so that they are not visually obtrusive from the **street** or **open space** within the **development**. |
| **O 4.18.4 Utilities** within individual **dwellings** are of a functional size and layout and located to minimise noise or air quality impacts on **habitable rooms** and **balconies**. |