

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Address

Requirements

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
- The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and

Section 84B(2)(b) to (jb) of the Act.

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Response	
<p>Clause 55.01 - APPLICATION REQUIREMENTS</p> <p>An application to which this clause applies must be accompanied by:</p> <ul style="list-style-type: none"> • A neighbourhood and site description. • A design response. • A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines. 	
<p>Clause 55.01-1 - Site Description</p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> • The built form, scale and character of surrounding development including front fencing. • Site shape, size, orientation and easements. 	<p>Complies</p> <p>The plans, planning report and associated documentation accurately describe the site characteristics.</p>

<ul style="list-style-type: none"> • Levels of the site and the difference in levels between the site and surrounding properties. • The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. • The use of surrounding buildings. • The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. • Solar access to the site and to surrounding properties. • Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site. • Any cut and filled areas of soil, where known. • Street frontage features such as poles, services, street trees and kerb crossovers. • The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties. • If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement. 	
<p>Clause 55.01-2 - Design Response</p> <p>The design response must explain how the proposed design derives from and responds to the site description.</p> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p> <p>The design response must include a landscape plan that details the proposed:</p> <ul style="list-style-type: none"> • Retention and planting of canopy trees. • Planting of other vegetation including location, species, number and size at maturity of vegetation. • When required, areas of deep soil and root barriers. • Irrigation system to support existing and planted vegetation including details of any alternative water supply sources. • Selection of vegetation that responds to the site's environment and geographic factors. • A plan showing the location of site services, clothes drying and storage. <p>If in the opinion of the responsible authority a design response requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>	<p>Complies</p> <p>The plans, planning report and associated documentation accurately describes how the design derives from and responds to the site description.</p>

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Clause 55.02 - NEIGHBOURHOOD CHARACTER	COMPLIANCE	PLANNING ASSESSMENT
<p>Clause 55.02-1 - Street Setback Objectives</p> <p>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p> <p>Standard B2-1</p> <p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>The proposal achieves the preferred neighbourhood character applicable to the Site, as described within DDO18.</p> <p>The setbacks proposed to all street frontages, being within 200mm, achieves a positive activation to the street front in line with the intention of the DDO18 and more broadly the C1Z.</p> <p>The proposed street setbacks ensure and efficient use of the Site, utilising the maximum amount of the Site as appropriate within this location and zone.</p>

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Table B2-1 Street setback

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

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<p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site. • Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. • The visual impact of the building when viewed from the street and from adjoining properties. • Whether a different setback affects the ability to retain or plant canopy trees. 		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 55.02-2 - Building height objective</p> <p>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p> <p>Standard B2-2</p> <p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. 	<p>Standard met</p>	<p>Complies</p> <p>Applicable building height is controlled under DDO18, where a preferred maximum height limit of 17m applies. The proposed maximum building height of 10.39m complies with this height limit established under the DDO18.</p>

<ul style="list-style-type: none"> • Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. • The design response. • The effect of the slope of the site on the height of the building. • The relationship between the proposed building height and the height of existing adjacent buildings. • The visual impact of the building when viewed from the street and from adjoining properties. 		
<p>Clause 55.02-3 – Side and rear setbacks objectives</p> <p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p> <p>Standard B2-3</p> <p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</p> <p>Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <ul style="list-style-type: none"> • B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. 	Objective met	<p>Complies with Objective</p> <p>The C1Z and DDO18 applicable to the Site do not require side and rear setbacks. Accordingly, the proposal includes a 0m setback to the eastern boundary and aligns with relevant built form controls.</p> <div data-bbox="1626 903 2168 1241" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

Diagram B2-3.1 Side and rear setbacks

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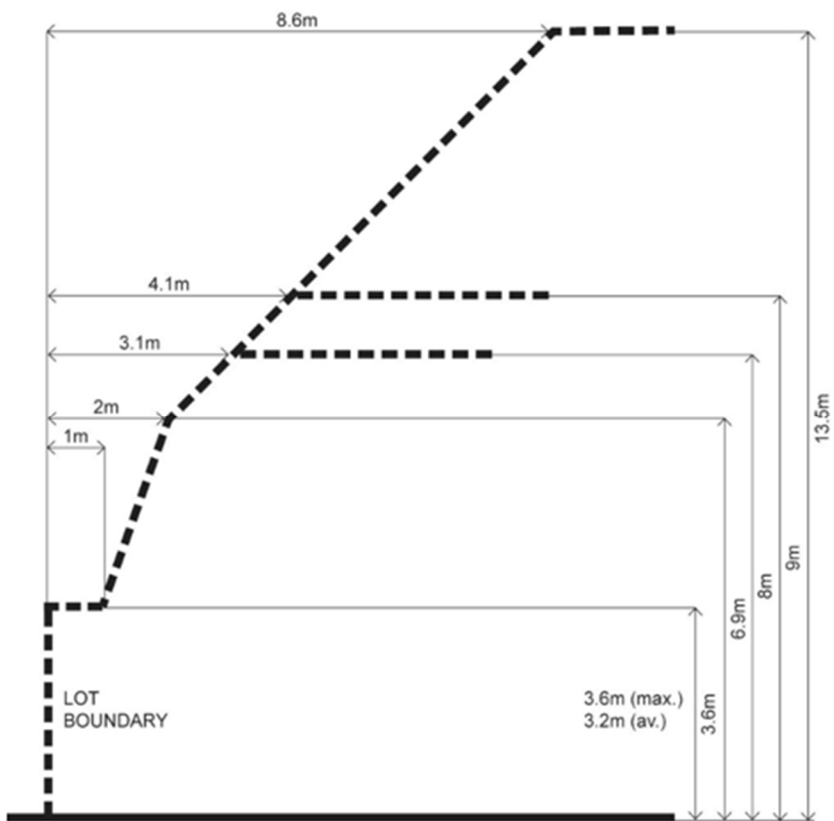
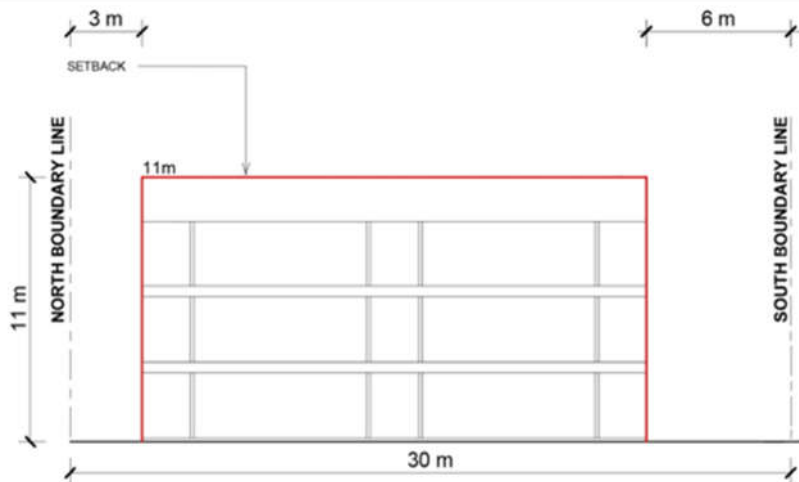


Diagram B2-3.2 Side and rear setbacks

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Decision guidelines

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

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and private open space of existing dwellings or small second dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.
- Whether a different setback in a rear yard affects the ability to retain or plant canopy trees.

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<p>Clause 55.02-4 – Walls on boundaries objectives</p> <p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p> <p>Standard B2-4</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. 	<p>Objective met</p>	<p>Complies with Objective</p> <p>The proposal has been designed to align with the preferred character sought through DDO18. Street wall heights of up to 10 metres to Florence Street and up to 12 metres to Breese Street. The proposal includes a street wall height of 10.39m built within 200mm of the boundary and achieves this preferred character.</p> <div data-bbox="1624 799 2163 1142" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
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<ul style="list-style-type: none"> • The extent to which walls on boundaries are part of the neighbourhood character. • The impact on the amenity of existing dwellings or small second dwellings. • The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. • The orientation of the boundary that the wall is being built on. • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. 		<p style="text-align: center; color: red; border: 1px solid red; padding: 5px;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>
<p>Clause 55.02-5 – Site coverage objective</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p> <p>Standard B2-5</p> <p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone; or • If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.</p> <p>Table B2-5 Site coverage</p>	<p>Not Applicable</p>	<p>Not Applicable</p> <p>The Site within the C1Z where no site coverage control exists.</p>

Zone	Area		
Neighbourhood Residential Zone	60 per cent		<div data-bbox="1626 268 2168 609" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> <p>ADVERTISED PLAN</p> </div>
Township Zone			
General Residential Zone	65 per cent		
Residential Growth Zone	70 per cent		
Mixed Use Zone			
Housing Choice and Transport Zone			
Decision guidelines			
Before deciding on an application, the responsible authority must consider:			
<ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The existing site coverage and any constraints imposed by existing development or the features of the site. • The site coverage of adjacent properties. • The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. • Whether a different area of site coverage affects the ability to retain or plant canopy trees. 			
Clause 55.02-6 – Access objective		Standard met	Complies
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.			
Standard B2-6			

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<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The reduction of on-street car parking spaces. • Whether a different accessway width, number of access points or encroachment of an existing tree affects the ability to retain or plant canopy trees on the site or footpath. 		<p>A single vehicle crossover is proposed along Florence Street at 3.2m in width. At 5.33% of the frontage, Standard B2-6 is met.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 55.02-7 – Tree canopy objectives</p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p> <p>Standard B2-7</p> <p>Provide a minimum canopy cover as specified in Table B2-7.1.</p>	<p>Standard met</p>	<p>Complies</p> <p>A tree canopy cover of 21% is proposed. The variety of canopy trees and associated deep soil areas align with the requirements within B2-7.2.</p>

Table B2-7.1 Canopy cover

Site area	Canopy cover
1000 square metres or less	10% of site area
Site area	Canopy cover
More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.
- The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.
- Existing trees that are retained can be used in calculating canopy cover.

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Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

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Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metre

Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either:

- An area of deep soil as specified in Table B2-7.2; or
- A planter as specified in Table B2-7.2.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Decision guidelines

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

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<ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The site context and design response. • The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat. • Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover. • The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees. • Whether the species of canopy tree is suited to the soil conditions of the site. 								
<p>Clause 55.02-8 – Front fences objective</p> <p>To encourage front fence design that responds to the existing or preferred neighbourhood character.</p> <p>Standard B2-8</p> <p>A front fence within 3 metres of a street is:</p> <p>The maximum height specified in a schedule to the zone, or</p> <p>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</p> <p>Table B2-8 Maximum front fence height</p> <table border="1" data-bbox="136 1117 981 1252"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>Decision guidelines</p>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>Not Applicable</p>	<p>Not Applicable</p> <p>No front fencing is proposed.</p> <div data-bbox="1624 906 2168 1248" style="border: 2px solid red; padding: 10px; text-align: center; color: red;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
Street context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							

<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The setback, height and appearance of front fences on adjacent properties. • The extent to which slope and retaining walls reduce the effective height of the front fence. • Whether the fence is needed to minimise noise intrusion. 		
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Clause 55.03 – LIVEABILITY	COMPLIANCE	PLANNING ASSESSMENT
<p>Clause 55.03-1 – Dwelling diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> <p>Standard B3-1</p> <p>Developments include at least:</p> <ul style="list-style-type: none"> • One dwelling that contains a kitchen, bath or shower bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider whether the development provides a range of dwelling sizes and types to meet diverse household needs.</p>	<p>Standard met</p>	<p>Complies</p> <p>A total of 43 dwellings are proposed comprising:</p> <ul style="list-style-type: none"> • Five (5) one (1) bedroom dwellings. • 30 two (2) bedroom dwellings. • Eight (8) three (3) bedroom dwellings.

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<p>Clause 55.03-2 – Parking location objective</p> <p>To minimise the impact of vehicular noise within developments on residents.</p> <p>Standard B3-2</p> <p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. <p>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>Standard met</p>	<p>Complies</p> <p>The development proposes to have one shared car space located at the southeast end of the development in a garage.</p> <p>Unit 43 includes a habitable room window separated from the accessway by approximately 2m. Further, the western wall of the car parking space extends to the boundary which obscures views from unit 43.</p>
<p>Clause 55.03-3 – Street integration objective</p> <p>To integrate the layout of development with the street to support the safety and amenity of residents.</p> <p>Standard B3-3</p> <p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from 	<p>Standard met</p>	<p>Complies</p> <p>Passive surveillance opportunity is available from each dwelling, facing all three street frontages. Similarly, windows from the dwellings facing within the internal walkways provide passive surveillance opportunity.</p>

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<p>the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</p> <ul style="list-style-type: none"> • Lighting is provided to all external accessways and paths. • Mailboxes are provided for each dwelling and can be communally located. <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. 		<p style="text-align: center; color: red; border: 1px solid red; padding: 5px;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>
<p>Clause 55.03-4 – Entry objectives</p> <p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p> <p>Standard B3-4</p> <p>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. <p>Apartment development and residential building with a shared entry</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>Each dwelling is provided with an entry point which establishes a sense of identity. For external facing dwellings, individual entrances front towards the street. Where dwellings are internal, entry doors are within a direct line of sight from the internal shared walkways.</p>

<p>An apartment development and each residential building has:</p> <ul style="list-style-type: none"> • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation. <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Whether the entry is visible and easily identifiable from streets and other public areas. • Whether the entry provides shelter, a sense of address and a transitional space around the entry. 		<p style="text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>
<p>Clause 55.03-5 – Private open space objectives</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>Standard B3-5</p> <p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or 	<p>Objective met</p>	<p>Complies with Objective</p> <p>Each dwelling is provided with open space at the front and rear, noting the dual entry arrangement. This space allows for recreational usage by residents and includes sufficient space for locating a clothesline etc.</p> <p>The overarching design ethos of the proposal establishes a strong communal presence with significant communal open space and facilities included within the development and</p>

- A balcony with at least the area and dimensions specified in Table B3-5; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;

- The area and dimensions specified in the schedule must be 25 square metres or less; and
- The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

Table B3-5 Private open space for a balcony

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

providing for the remainder of resident recreational needs to this effect.

By way of example, the village square is a proposed area located near the western end of the site, designed to accommodate community events, exercise and workshops.

For other recreational needs, significant public open space facilities are located within walking distance of the Site such as Bulleke-Bek Park and Warr Park.

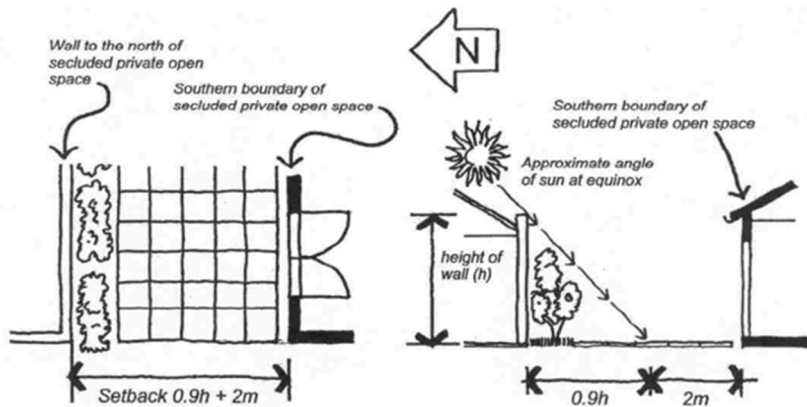
Accordingly, the Proposal provides for the reasonable recreation and service needs of future residents.

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<p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability of the private open space, including its size and accessibility. • The availability of and access to public or communal open space. <p>The orientation of the lot to the street and the sun.</p>		
<p>Clause 55.03-6 – Solar access to open space objective</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> <p>Standard B3-6</p> <p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B3-6 Solar access to open space</p>	Objective met	<p>Complies with Objective</p> <p>Private open space associated with each dwelling is limited to the front and rear entrance spaces. Larger open space to serve typical recreational needs is provided in the form of communal open space within the development and nearby public open space.</p> <p>To this effect, the solar access to the private open space within the development is sufficient.</p>

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Decision guidelines

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

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

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Clause 55.03-7 – Functional layout objective

To ensure dwellings provide functional areas that meet the needs of residents.

Standard B3-7

Bedrooms:

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Objective met

Complies with Objective

The proposed dwellings provide functional bedroom and living room spaces which adequately provide for resident needs.

Bedrooms typically provide a minimum dimension of 3mx3m while living rooms

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Table B3-7.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

Table B3-7.2 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 metres
2 or more bedroom dwelling	3.6 metres	12 metres

Decision guideline

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

- The design response.
- The useability and amenity of habitable rooms.

provide a minimum dimension of 3.5m with an area of 12 sqm.

Multiple living spaces are provided in most dwellings. One primary living space within each ensures the minimum dimensions are met while the additional spaces provide additional amenity for residents.

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Clause 55.03-8 – Room depth objective

To allow adequate daylight into single aspect habitable rooms.

Standard B3-8

The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.

Standard met

Complies

All single aspect habitable rooms provide rooms that are compliant with the standard, and the ground floor living areas that provide a single aspect do not exceed a depth of 9m

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<p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. • The useability, functionality and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. • Any overhang above habitable room windows that limits daylight access. 		<p>in compliance with the standard, which allow adequate daylight into the rooms.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 55.03-9 – Daylight to new windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Standard B3-9</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p>	<p>Standard met</p>	<p>Complies</p> <p>All habitable rooms in each dwelling provide a window which is a minimum of 1.2 metres in width.</p>

A window in an external wall of the building is provided to all habitable rooms.

Habitable rooms in a dwelling have a window that faces:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or
- A veranda provided it is open for at least one third of its perimeter; or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Dwelling in or forming part of an apartment development

A window in an external wall of the building is provided to all habitable rooms.

Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.
- A window clear to the sky.

Decision guidelines

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

- The design response.
- The extent to which habitable rooms are provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.
- Whether there are other windows in the habitable room which have access to daylight.

These windows are located on all levels of the dwellings and provide natural light and transparency into the rooms. All windows are clear to the sky with a minimum light court of 3 sqm,

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<p>Clause 55.03-10 – Natural ventilation objectives</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p> <p>Standard B3-10</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Dwelling in or forming part of an apartment development</p> <p>At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Decision guidelines</p>	<p>Standard met</p>	<p>Complies</p> <p>All proposed dwellings ensure sufficient natural ventilation. The maximum breeze path proposed is 10.77m and the minimum breeze path proposed is 8.5m.</p> <div data-bbox="1624 497 2166 839" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="text-align: center; font-size: 2em; font-weight: bold; color: red;">ADVERTISED PLAN</p>
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<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The size, orientation, slope and wind exposure of the site. • The extent to which the orientation and layout of the dwelling maximises opportunities for cross ventilation. <p>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and site context.</p>		
<p>Clause 55.03-11 – Storage objective</p> <p>To provide adequate storage facilities for each dwelling.</p> <p>Standard B3-11</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p> <p>Dwelling in or forming part of an apartment development</p> <p>Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</p> <p>Table B3-11 Storage</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>All dwellings proposed include dedicated storage space. The single bedroom dwellings provide a minimum of 3.6m³ of storage.</p> <p>All other dwellings provide a minimum of 10m³ of storage space.</p> <p>The proposal represents adequate storage space for all dwellings.</p>

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Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling		
Studio	8 cubic metres	5 cubic metres		
1 bedroom dwelling	10 cubic metres	6 cubic metres		
2 bedroom dwelling	14 cubic metres	9 cubic metres		
3 or more bedroom dwelling	18 cubic metres	12 cubic metres		
<p>Clause 55.03-12 – Accessibility for apartment developments objective</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p> <p>Standard B3-12</p> <p>At least 50 per cent of dwellings in or forming part of an apartment development have:</p> <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12. 			Not Applicable	<p>Not applicable</p> <p>The development is not an apartment development.</p>

Table B3-12 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	<p>Either:</p> <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	<p>Either:</p> <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> • A minimum width of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

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Clause 55.04 – EXTERNAL AMENITY

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PLANNING ASSESSMENT

55.04-1 - Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

Standard B4-1

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.

The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

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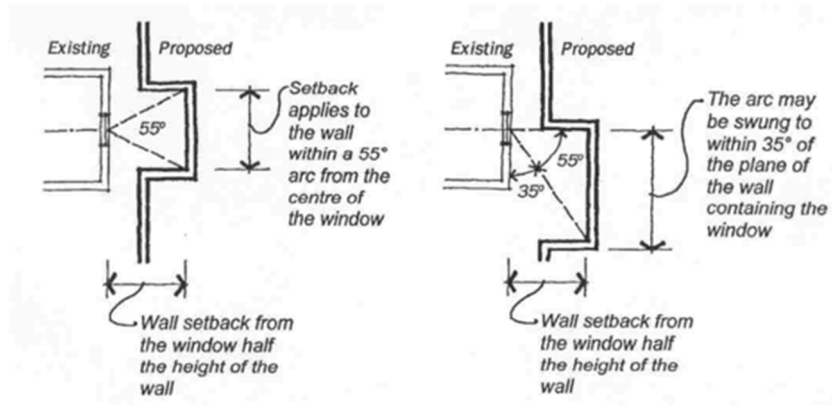
Not applicable

Not applicable

No existing habitable room windows are opposite the proposed development.

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Diagram B4-1 Daylight to existing windows



Decision guidelines

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

- The design response.
- The extent to which the existing dwelling or small second dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings or small second dwellings.

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55.04-2 Existing north-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Not Applicable

Not Applicable

No existing north facing habitable room windows are located adjacent to the Site.

Standard B4-2

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

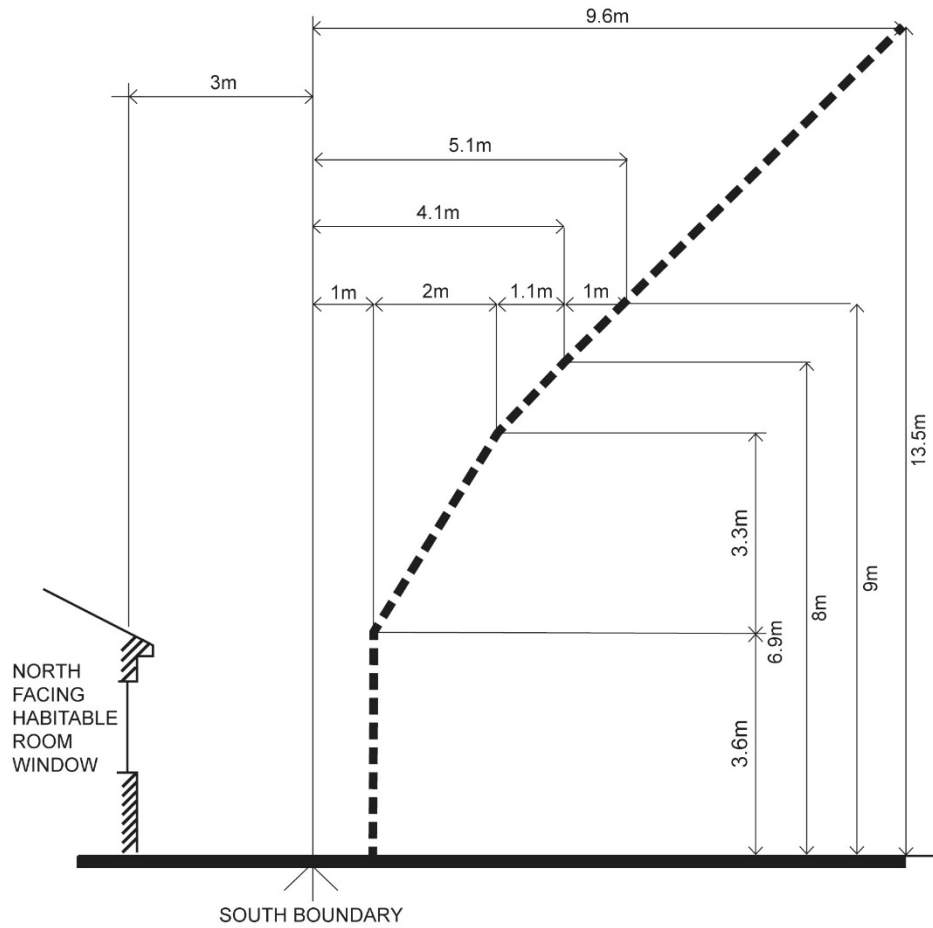
- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.

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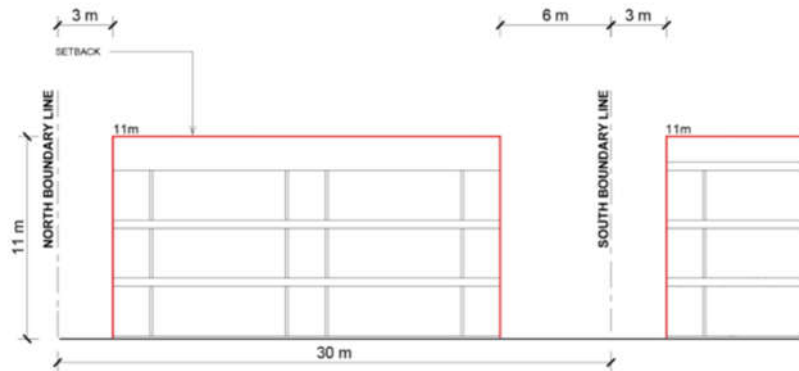
Diagram B4-2.1 North-facing windows



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Diagram B4-2.2 North-facing windows



Decision guidelines

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

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling.
- The impact on the amenity of existing dwellings or small second dwellings.

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55.04-3 Overshadowing secluded open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B4-3

The area of secluded private open space that is not overshadowed by the new development is greater than:

Not applicable

Not applicable

No existing secluded private open space is overshadowed by the proposed development.

<ul style="list-style-type: none"> • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The impact on the amenity of existing dwellings or small second dwellings. • Existing sunlight penetration to the secluded private open space of the existing dwelling or small second dwelling. • The time of day that sunlight will be available to the secluded private open space of the existing dwelling or small second dwelling. • The effect of a reduction in sunlight on the existing use of the existing secluded private open space. • The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings. • The internal daylight to and amenity of the proposed dwelling, residential building or small second dwelling. 		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="text-align: center; font-size: 24px; font-weight: bold; color: red;">ADVERTISED PLAN</p>
<p>Clause 55.04-4 – Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>The proposal manages overlooking appropriately by ensuring windows include</p>

Standard B4-4

In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

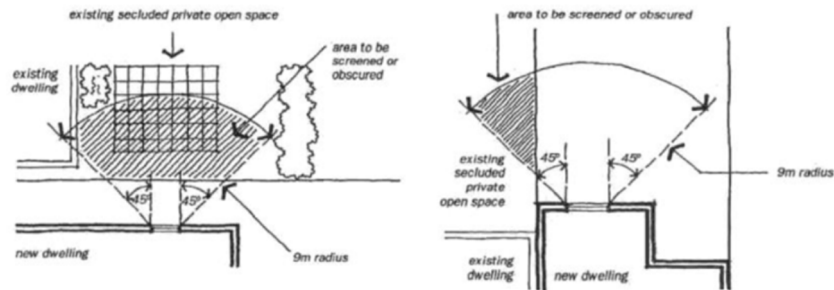
operable blinds and including the offset angled facades facing toward the street front.

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This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram B4-4 Overlooking



Decision guidelines

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

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.

The internal day light to and amenity of the proposed dwelling, residential building or small second dwelling.

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Clause 55.04-5 – Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Objective met

Complies with Objective

Overlooking into internal spaces and habitable windows is appropriately managed

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Standard B4-5

In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- Is off set a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or
- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or.
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45-degree horizontal angle from the edge of the new window or balcony.
- A 45-degree angle in the downward direction.

Screens provided for overlooking are no more than 25 percent transparent. Screens may be open able provided that this does not allow direct views as specified in this standard.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

through the proposed development due to the orientation of the dwellings and the mitigating accessways throughout and associated landscaping providing future screening and amenity. Accordingly, the proposal manages internal overlooking into habitable rooms with blinds included within each dwelling.

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Clause 55.05 - SUSTAINABILITY

COMPLIANCE

PLANNING ASSESSMENT

Clause 55.05.01 – Permeability and stormwater management objective

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

Standard met

Complies

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.

Standard B5-1

The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:
 - Suspended solids 80% reduction in mean annual load.
 - Total phosphorus and Total Nitrogen 45% reduction in mean annual load.
 - Litter 70% reduction of mean annual load.

Note:

A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.

- Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

Decision guidelines

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

- The design response.
- The capacity of the site to incorporate stormwater retention and reuse.
- The existing site coverage and any constraints imposed by existing development.

The site covered by pervious surfaces is 25%, deeming the proposal compliant with the standard.

The development achieves a STORM score of 106% which demonstrate best practice stormwater management initiatives to be incorporated into the development.

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<ul style="list-style-type: none"> The capacity of the drainage network to accommodate additional stormwater. 		
<p>Clause 55.05-2 – Overshadowing domestic solar energy systems objective</p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p>Standard B5-2</p> <p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing.</p>	<p>Not applicable</p>	<p>Not applicable</p> <p>There are no existing domestic solar energy systems on the roofs of adjoining buildings.</p> <div data-bbox="1626 600 2168 938" style="border: 2px solid red; padding: 10px; text-align: center; color: red;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 55.05-3 – Rooftop solar energy generation area objective</p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p> <p>Standard B5-3</p> <p>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>Rooftop solar energy generation systems are provided for each dwelling on the roof, demonstrating significant inclusion of solar</p>

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An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area

Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

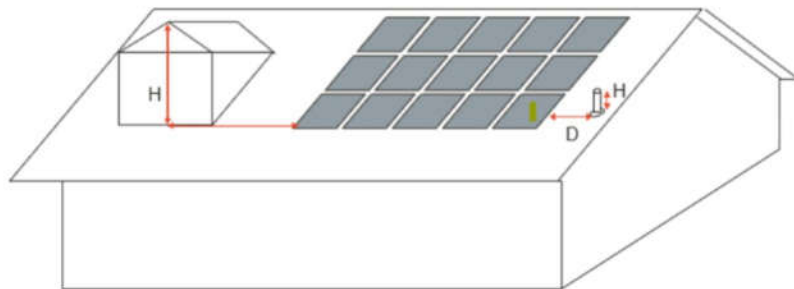


Table B5-3 Minimum rooftop solar energy generation area

energy generation in line with the broader sustainability goals of the project.

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<table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table> <p>This standard does not apply to apartments and residential buildings.</p> <p>Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The size and orientation of the building. • The availability of solar access to the rooftop. • The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop. 	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	Number of bedrooms	Minimum roof area	4 or more bedroom dwelling	34 square metres		<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
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4 or more bedroom dwelling	34 square metres											
<p>Clause 55.05-4- Solar protection to new north-facing windows objectives</p> <p>To encourage external shading of north facing windows to minimise summer heat gain.</p> <p>Standard B5-4</p> <p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority considers:</p>	Objective met	<p>Complies with Objective</p> <p>Heat gain is appropriately managed through the proposed development. The significant design work undertaken to establish the proposal as a highly sustainable and efficient residential development result in an appropriate outcome from an internal amenity perspective. Natural ventilation and</p>										

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<ul style="list-style-type: none"> • The design response. • The size and orientation of the lot. • The type and useability of external solar shading devices, including alternative design responses. 		<p>passive cooling are fundamental to the architectural design.</p> <p>The design, orientation and inclusion of substantial landscape treatment result in a positively cooled environment during the summer months and is an acceptable outcome.</p>
<p>Clause 55.05-5 – Waste and recycling objectives</p> <p>To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p> <p>Standard B5-5</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>Table B5-5.1 Bin storage</p>	<p>Objective met</p>	<p>Complies with Objective</p> <p>The proposal provides a shared bin storage area for all occupants located on the eastern side of the site.</p> <p>This bin storage area is capable of accommodating the required bins to meet resident needs and ensures there is appropriate ventilation and lighting.</p> <p>The shared bin storage is also located within 40m of a kerbside collection point.</p> <p>The submitted waste management plan confirms suitable waste collection is proposed.</p>

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Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

If the development includes a shared bin storage area:

- The shared bin storage area:
 - Is located within 40 metres of a kerbside collection point.
 - Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Dwelling in or forming part of an apartment development

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

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Table B5-5.2 Apartment bin storage

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
- A mechanical exhaust ventilation system.

A tap and drain is provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Decision guideline

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

- The design response, including a Waste Management Plan.
- Any relevant waste and recycling objective, policy or statement set out in this planning scheme.
- The functionality and accessibility of waste and recycling facilities, including for people with

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<p>limited mobility.</p> <ul style="list-style-type: none"> • Whether facilities are provided for on-site reuse or management of food and garden organics through composting or other waste recovery. • Whether waste and recycling facilities are designed to meet the better practice design options specified in Waste management and recycling in multi-unit developments (Sustainability Victoria, 2019). 		
<p>Clause 55.05-6 – Noise impacts objective</p> <p>To minimise the impact of mechanical plant noise located in the development.</p> <p>Standard B5-6</p> <p>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</p> <p>Decision guidelines</p> <ul style="list-style-type: none"> • The design response. • Whether the impact of potential noise sources within a development have been mitigated through design, location and siting. • Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling or small second dwelling and the site context. 	<p>Standard met</p>	<p>Complies</p> <p>Mechanical plant is proposed to be located on the roof of each dwelling, ensuring no unduly noise impacts occur.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 20px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>Clause 55.05-7 – Energy efficiency for apartment developments objectives</p> <p>To achieve energy efficient dwellings and buildings.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p>Not applicable</p>	<p>Not applicable</p>

Standard B5-7

Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note:

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision Guidelines

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

- The design response.
- The size, orientation and layout of the site.
- The availability of solar access to north-facing windows on the site.

The proposal is not an apartment development.

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-
- The annual cooling load for each dwelling.
-

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