# ResCode Clause 55
## Two or More Dwellings on a Lot and Residential Buildings Planning Report

**Client:** Bluemist Constructions  
**Address:** 26 Grandview Grove, Cowes  
**Proposal:** Proposed multi-dwelling development (4 x dwellings)

### CLAUSE 55.01  
#### NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

#### CLAUSE 55.01-1  
#### NEIGHBOURHOOD AND SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- **In relation to the neighbourhood:**
  - The built form, scale and character of surrounding development including front fencing.  
  - Architectural and roof styles.  
  - Any other notable features or characteristics of the neighbourhood.

- **In relation to the site:**
  - Site shape, size, orientation and easements.  
  - Levels of the site and the difference in levels between the site and surrounding properties.  
  - 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 significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.  
  - Any contaminated soils and filled areas, where known.  
  - Views to and from the site.  
  - Street frontage features such as poles, street trees and kerb crossovers.  
  - Any other notable features or characteristics of the site.

*If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.*

#### Comments

The subject land is located within an old part of the Cowes Township consisting of allotments much the same size as the subject land. The area is well developed with housing with relatively few vacant lots existing in the immediate vicinity.

The developed lots in the area comprise mainly single detached dwellings being mainly single storey of a domestic scale. Examples of medium density housing exist in the area as it evolves in accordance with contemporary planning policy for housing.

Fencing in the area is mixed but generally of relatively small scale timber or metal construction.

#### CLAUSE 55.01-2  
#### DESIGN RESPONSE

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.  
- Meets the objectives of Clause 55.  
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

*Complies*

#### Comments

It is proposed to construct four single storey dwellings on the site, in accordance with attached design drawings Ref No. D17006 Sheets 1 to 5, prepared by Darren Brown Design.
The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement. The proposed dwellings utilise various lightweight external wall claddings, such as weatherboards, and FC panel cladding which is becoming common throughout the township. Aluminium awning / sliding windows and doors are proposed, similar to many other houses in the area. The roof profiles are skillion roofs of colorbond corrugated iron, which is very common throughout the area, respecting the existing or preferred neighbourhood character.

CLAUSE 55.02
NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

CLAUSE 55.02-1
NEIGHBOURHOOD CHARACTER

Objectives
Respect the existing n’hood character or contribute to a preferred n’hood character.

Respond to the features of the site & the surrounding area.

Standard B1
- Response must be appropriate to the n’hood & the site.
- Design must respect the existing/preferred n’hood character & respond to the features of the site.
- Dwellings should be orientated to front streets
- High fencing in front of dwellings should be avoided.
- Dwellings should promote observation of streets & public open spaces.

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 neighbourhood and site description.
- The design response.

Comments
There is no dominate style of architecture, although many of the dwellings are of an older style comprising weatherboard or brick cladding with conventional pitched corrugated iron or tiled roofs. The proposed dwellings utilise various lightweight external wall claddings, such as weatherboards and FC panel cladding which is becoming common throughout the township. Aluminium awning / sliding windows and doors are proposed, similar to many other houses in the area. The roof profiles are skillion roofs of colorbond corrugated iron, which is very common throughout the area, respecting the existing or preferred neighbourhood character.

CLAUSE 55.02-2
RESIDENTIAL POLICY

Objectives
Ensure that residential development accords with SPPF, LPPF & local planning polices;

Support medium densities where it can take advantage of public transport & community infrastructure & services.

An application must be accompanied by a written statement that explains how the policies are complied with.

Standard B2
- Written Statement describing how the development is consistent with any relevant policy for housing in the SPPF, LPPF, Municipal Strategic Statement and local planning policies.

Decision Guidelines
Before deciding on an application, the responsible authority must consider:
- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- The design response.

Comments
The proposed development is in accordance with the Residential Policy objectives and is strongly supported by the State and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

The subject land, being located in an established residential area on a main road close to commercial and recreation facilities, is ideally suited to development at a higher density than that currently existing.

The proposed development is consistent with the objectives of the Local Planning Policy Framework.
CLAUSE 55.02-3
DWELLING DIVERSITY

Objective
Encourage a range of dwelling sizes & types in development of ten or more dwellings

Standard B3
Developments of 10+ dwellings should provide a range of dwelling sizes & types including dwellings with a different number of bedrooms; & at least one dwelling with a kitchen, bath or shower, & toilet & wash basin at ground floor level.

Decision Guidelines
There are no decision guidelines for this objective and standard

✓ Complies
Comments
The development contains less than 10 dwellings, therefore meeting the requirements of this standard.

CLAUSE 55.02-4
INFRASTRUCTURE

Objective
Ensure provision of services & infrastructure and not unreasonably overload the capacity of utility services & infrastructure

Standard B4
• Development should connect to reticulated services.
• Developments should not unreasonably exceed the capacity of utility services & infrastructure.
• Where infrastructure has little or no spare capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.

Decision Guidelines
Before deciding on an application, the responsible authority must consider:
• The capacity of the existing infrastructure.
• In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
• If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

✓ Complies
Comments
The existing power and telephone services are located in the street. The proposed development shall be connected to all reticulated services, including sewerage, drainage, and electricity as directed by the local authority.

CLAUSE 55.02-5
INTEGRATION WITH THE STREET

Objective
To integrate the layout of development with the street.

Standard B5
• Adequate vehicle & pedestrian links.
• Orientated to front existing & proposed streets.
• Avoid high front fencing.
• Designed to promote observation of abutting streets and any abutting public open space.

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.

✓ Complies
Comments
The dwellings in the proposed development have driveways and entrance orientated to the street to provide connection to the streetscape and enhanced accessibility for both residents and visitors. No high front fences are proposed within the development whilst landscaped gardens and lawn areas have been located to complement the existing feel of the street.
**CLAUSE 55.03**  
**SITE LAYOUT AND BUILDING MASSING**

### CLAUSE 55.03-1  
**STREET SETBACK**

**Objective**  
Respect existing/preferred neighbourhood character & make efficient use of the site.

**Standard B6**

Walls of buildings should be setback as follows:

- Where there are buildings on both abutting lots facing the same street, & the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser.
- Where there is a building on one abutting lot facing the same street, & no building on the other abutting lot facing the same street & the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser.
- Where there is no buildings on either abutting lot facing the same street & the site is not on a corner, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Where the site is on a corner, & there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the abutting building facing the front street, or 9m, whichever lesser.
- Where the site is on a corner & there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Buildings should be setback from the side street of a corner site, the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 2m, whichever is the lesser.

**Note 1:** for a corner lot, the frontage or front street is the smaller frontage. For lots with equal frontage to two streets, Council may nominate the frontage or front street.

**Note 2:** Porches, pergolas & verandahs that are less than 3.6m high & eaves may encroach <2.5m into the setbacks.

#### 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.
- 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.
- The value of retaining vegetation within the front setback.

<table>
<thead>
<tr>
<th>Variation Required</th>
</tr>
</thead>
</table>

**Comments**

The site is located on the western side of Grandview Grove. The setback from the front street of the building (carport) on the immediate adjoining property to the north is set back approximately 10.14 metres, with the dwelling to the south set back approximately 7.30 metres, therefore the development requires a minimum front street setback of 8.72 metres.

The proposed development has a front street setback of 4.00 metres to the front wall of dwelling 1 on the front street being Grandview Grove, therefore complying with the regulation.

In support of this application I offer the following information:

1. **The building design and materials used for the proposed dwelling give a pleasant visual appearance, enhancing the character of the street.** Whilst the well articulated built form of the dwellings will further lessen the impact of a reduced setback on the streetscape.

2. **The reduced setback will not result in significant impact on the amenity of adjoining residences as the proposed dwellings having been designed having living zones and private open space areas oriented to maximize solar access from the north making more efficient use of the site.**

### CLAUSE 55.03-2  
**BUILDING HEIGHT**

**Objective**  
Building height to respect existing/preferred neighbourhood character.

**Standard B7**

- The max. building height should not exceed 9m, unless the slope of the n.g.l. at any cross section wider than 8m of the site of the building is 2.5° +, in which case the max building height should not exceed 10m.
- Change of building height between existing buildings & new buildings should be graduated.

#### Decision Guidelines

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

<table>
<thead>
<tr>
<th>Complies</th>
</tr>
</thead>
</table>

**Comments**

The maximum building height for this site, under the Bass Coast Planning Scheme, is 9.0 metres. The proposed development is well under this, meeting the requirements of this standard.
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- 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.

**CLAUSE 55.03-3 SITE COVERAGE**

**Objective**
Site coverage to respect existing/preferred n’hood character & respond to the features of the site

**Standard B8**
Site cover should be <60%.

**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 existing site coverage and any constraints imposed by existing developments or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual impact of the building and whether this is acceptable in the neighbourhood.

![Complies](true)

**Comments**
The overall site area is 1301m². The total site coverage of the proposed development is 554.62m², representing 42.63% of the site. Thus being well under the 60% maximum allowable under this standard.

**CLAUSE 55.03-4 PERMEABILITY**

**Objectives**
Reduce impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration

**Standard B9**
>20% of the site should be pervious.

**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 existing site coverage and any constraints imposed by existing developments.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving at least 20 per cent site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

![Complies](true)

**Comments**
The total site coverage of the development including buildings, hard surfaces and driveways is 820.93m² (63.10%), allowing for permeable areas of 480.07m², representing 36.90% of the site total area, exceeding the requirements of this standard.
## Clause 55.03-5
### Energy Efficiency

**Objectives**
To achieve & protect energy efficient residences.

Reduce fossil fuel energy use & make appropriate use of daylight & solar energy

**Standard B10**
Buildings should:
- Be orientated to make appropriate use of solar energy.
- Ensure energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Living areas & private open space should be located on the north side of the dwelling, if practicable.
- Developments should be designed so that solar access to north-facing windows is maximised.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.

**Comments**
The dwellings within the development have been designed to achieve a minimum six-star energy rating, using the Sustainable Energy Authority of Victoria ‘First Rate 5’ system and complying with the requirements of the Building Code of Australia.

The proposal provides dwelling layouts with living areas and private open spaces oriented to the north to capitalise on the excellent opportunity for north solar access into each dwelling.

## Clause 55.03-6
### Open Space

**Objective**
Integrate with any public or communal open space provided in or adjacent to the development

**Standard B11**
Any public or communal open space should:
- be substantially fronted by dwellings,
- provide outlook for as many dwellings as practicable
- be designed to protect any natural features on the site; & be accessible & useable.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant plan or policy for open space in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design response.

**Comments**
The proposed development does not allow for any public or communal open space, however each dwelling is designed to have access to open space areas that provide excellent opportunity for interactive use by the residents with a pleasant outlook to landscaped gardens and lawn areas.

## Clause 55.03-7
### Safety

**Objective**
Provide for the safety & security of residents & property

**Standard B12**
- Entrances should not be obscured or isolated.
- Avoid planting which creates unsafe spaces.
- Good lighting, visibility & surveillance.
- Protected from inappropriate public access.

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

**Comments**
Clear vehicular and pedestrian access ways have been provided to the proposed development with good lighting and a strong visual connection from both the street and within the development for passive visual security.
### CLAUSE 55.03-8

**LANDSCAPING**

**Objectives**
- To respect the landscape character of the n’hood.
- To provide appropriate landscaping.
- To encourage the retention of mature vegetation.

**Standard B13**
- Landscape layout & design should:
  - Protect any landscape features of the neighbourhood.
  - Take into account the soil type & drainage patterns.
  - Allow for intended vegetation growth & structural protection of buildings.
  - Provide a safe, attractive & functional environment.
- Provide for retention/planting of trees, where these are part of the n’hood character.
- Replace any significant trees removed in previous 12 months.
- The landscape design should specify landscape themes, vegetation (location & species), paving & lighting.

**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.
- Any relevant plan or policy for landscape design in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design response.
- The location and design of gardens and the predominant plant types in the neighbourhood.
- The health of any trees to be removed.
- Whether a tree was removed to gain a development advantage.

**Comments**
Areas have been set aside for gardens where predominately native/indigenous plants are to be used, providing a functional, low maintenance and attractive environments for residents. Grass lawn areas have also been set aside for comfortable recreation areas for residents.

---

### CLAUSE 55.03-9

**ACCESS**

**Objectives**
- Safe, manageable & convenient access.
- To ensure no. & design of crossovers respects the n’hood character.

**Standard B14**
- Accessways should:
  - Be convenient, safe & efficient & connect to street network.
  - Ensure forward exit direction if the accessway serves 5+ spaces, 3+ dwellings, or connects to a Road Zone.
  - Be at least 3m wide.
  - Have internal radius at least 4m at changes of direction.
  - Provide a passing area at entrance at least 5m wide & 7m long if accessway serves 10+ spaces & connects to Road zone.
- The width of accessways or car spaces should not exceed:
  - 33% of frontage if the width of a frontage of >20m; or
  - 40% of frontage if the width of the frontage is <20m.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- The design response.
- The impact on the neighbourhood character.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- The reduction of on-street car parking spaces.
- Traffic flows in the street and the safety of motorists and pedestrians.

**Comments**
Vehicular and pedestrian access is inherent to the design of the proposed development providing convenient, safe and efficient access for all residents and their visitors.

Each dwelling shall be accessed by a double crossover having a width of 5.00m, being 23.43% of the street frontage. The crossover is to be constructed to the requirements and approval of the local authority and complying with the requirements of this standard.
• The effect on any significant vegetation on the site and footpath.
• The efficient use of the site.

For developments with accessways longer than 60 metres or serving more than 40 dwellings, the relevant standards of Clause 56.

<table>
<thead>
<tr>
<th>CLAUSE 55.03-10</th>
<th>PARKING LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objectives</strong></td>
<td>Provide convenient parking.</td>
</tr>
<tr>
<td></td>
<td>Avoid parking &amp; traffic difficulties on site &amp; in the n’hood.</td>
</tr>
<tr>
<td></td>
<td>To protect residents from vehicular noise.</td>
</tr>
<tr>
<td><strong>Standard B15</strong></td>
<td>Car parking facilities should:</td>
</tr>
<tr>
<td></td>
<td>- Be reasonably close &amp; convenient;</td>
</tr>
<tr>
<td></td>
<td>- Be secure;</td>
</tr>
<tr>
<td></td>
<td>- Allow safe &amp; efficient movements within the site.</td>
</tr>
<tr>
<td></td>
<td>- Be well ventilated if enclosed.</td>
</tr>
<tr>
<td></td>
<td>Large parking areas should be broken up with trees, buildings or different surface treatments.</td>
</tr>
<tr>
<td></td>
<td>Shared accessways/car parks should be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>✓ Complies</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ample car parking is conveniently located within the development. Each dwelling has a single car lock-up garage with an additional car parking space located to the front of each garage all with close access into each dwelling, providing safe parking for all residents and their visitors.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CLAUSE 55.04</th>
<th>AMENITY IMPACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLAUSE 55.04-1</td>
<td>SIDE &amp; REAR SETBACKS</td>
</tr>
<tr>
<td><strong>Objective</strong></td>
<td>Ensure heights &amp; setbacks from a boundary respects the existing/preferred n’hood character &amp; limits the impact on the amenity of existing dwellings.</td>
</tr>
<tr>
<td><strong>Standard B17</strong></td>
<td>New building not on, or within 150mm of boundary should be setback from side or rear boundaries:</td>
</tr>
<tr>
<td></td>
<td>- 1m, + 0.3m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m.</td>
</tr>
<tr>
<td></td>
<td>Sunblinds, verandahs, porches, eaves, gutters etc may encroach not more than 0.5m.</td>
</tr>
<tr>
<td></td>
<td>Landings of not more than 2m², &amp; &lt;1m high, stairways, ramps, pergolas, shade sails &amp; carports may encroach into the setbacks</td>
</tr>
</tbody>
</table>

| 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 of the amenity of the habitable room windows and secluded private open space of existing 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. |

<table>
<thead>
<tr>
<th>✓ Complies</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The proposed development has side and rear setbacks that meet the requirements of this standard.</td>
</tr>
</tbody>
</table>
CLAUSE 55.04-2
WALLS ON BOUNDARIES

Objective
Location, length & height of a wall on a boundary to respect the existing/preferred n'hood character & limit the impact on the amenity of existing dwellings.

Standard B18
- New wall on/within 150mm of a side or rear boundary of a lot, or a carport on or within 1m of a side/rear boundary should not abut the boundary for a length):
  - 10m + 25% of the remaining length of the boundary of an adjoining lot;
  or
  - the length of an existing or simultaneously constructed wall or carport, whichever is greater.
- A new wall/carport may fully abut a side/rear boundary where the slope & retaining walls would result in the effective height of the wall/carport being <2m on the abutting property boundary.
- A building on a boundary includes a building up to 150mm from a boundary.
- New wall on/within 150mm of a side/rear boundary, or a carport on/within 1m of a side/rear boundary should not exceed an av. 3m height, with no part >3.6m, unless abutting a higher existing or simultaneously constructed wall.

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 extent to which walls on the boundary are part of the neighbourhood character.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries 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.

CLAUSE 55.04-3
DAYLIGHT TO EXISTING WINDOWS

Objective
Allow adequate daylight into existing habitable room windows.

Standard B19
- Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3m² & 1m clear to the sky.
  The area may include land on the abutting lot.
- Walls or carports >3m height opposite an existing habitable room window should be setback from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window.
  The arc may be swung to within 35° of the plane of the wall containing the window.

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

Decision Guidelines

✅ Complies

Comments
There are no habitable room windows in dwellings on the adjoining allotments within 1.0 metre of the proposed development.
Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing 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.

### CLAUSE 55.04-4

**NORTH FACING WINDOWS**

**Objective**
Allow adequate solar access to existing north facing habitable room windows.

**Standard B20**
- If a north-facing habitable room window of an existing dwelling is within 3m of a boundary of an abutting lot, a building should be setback:
  - 1m, + 0.6m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m, for 3m from the edge of each side of the window.

**Note:** A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.

**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.
- The impact on the amenity of existing dwellings.

- **Complies**

**Comments**
The proposed development has no walls within 3.0 metres of existing north facing windows of neighbouring dwellings.

### CLAUSE 55.04-5

**OVERSHADOWING OPEN SPACE**

**Objective**
To ensure buildings do not unreasonably overshadow existing secluded private open space.

**Standard B21**
- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with a min. dimension of 3m, whichever is lesser, or the secluded open space should receive a minimum of 5 hrs sunlight between 9am & 3pm at 22 Sept.
- If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight should not be further reduced.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight will be available to the secluded private open space of the existing dwelling.
  - The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

- **Complies**

**Comments**
The proposed development does not overshadow any existing secluded private open space.
## CLAUSE 55.04-6
### OVERLOOKING

**Objective**
Limit views into existing secluded private open space & habitable room windows.

**Standard B22**
- Habitable room windows, balconies, terraces etc should avoid direct view to secluded private open space & habitable room windows of an existing dwelling within 9m, & a 45º arc from the window, balcony etc.
- The window, balcony etc may:
  - Be offset at least 1.5m from the edge of one window to the edge of the other; or
  - Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level.
- Obscure glazing may be openable provided it does not allow direct views.

**Note:** Does not apply to a new habitable room window, balcony, terrace etc which faces a property boundary where there is a visual barrier at least 1.8m high & the floor level of the habitable room, balcony, terrace etc is < 0.8m above ground level at the boundary.

**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.
- The internal daylight to and amenity of the proposed dwelling or residential building.

**Comments**
A visual barrier (timber pailing fence) ensures no overlooking into the adjoining habitable room windows or secluded private open space, within 9.0 metres of the proposed development.

---

## CLAUSE 55.04-7
### INTERNAL VIEWS

**Objective**
To limit overlooking within a development

**Standard B23**
- Windows & balconies should prevent overlooking of 50%+ of the secluded private open space of a lower-level dwelling directly below & in the same development.

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

**Comments**
The proposed development has been designed to limit views into secluded private open space or habitable room windows within the development. A 1.80m high paling fence between dwellings also limits views within the development.

---

## CLAUSE 55.04-8
### NOISE IMPACTS

**Objectives**
- Contain noise sources.
- Protect residents from external noise

**Standard B24**
- Mechanical plant etc. should not be located near bedrooms or immediately adjacent to existing dwellings.
- Noise sensitive rooms & secluded private open spaces of new dwellings should take account of noise sources on immediately adjacent properties.
- Dwellings close to busy roads, railway lines or industry should limit noise levels in habitable rooms.

**Comments**
Noise within or adjacent to the proposed development has been minimised using timber paling fencing to private open space areas.
**Decision Guideline**
Before deciding on an application, the responsible authority must consider the design response.

### CLAUSE 55.05
**ON-SITE AMENITY AND FACILITIES**

### CLAUSE 55.05-1
**ACCESSIBILITY**

**Objective**
Consider needs of people with limited mobility.

**Standard B25**
- Ground floor entries should be accessible to people with limited mobility.

**Decision Guidelines**
There are no decision guidelines for this objective and standard

**Complies**

**Comments**
The proposed development provides excellent access for people with limited mobility with the ground floor located close to natural ground.

### CLAUSE 55.05-2
**DWELLING ENTRY**

**Objective**
To provide each dwelling with its own sense of identity.

**Standard B26**
- Entries should be visible & easily identifiable from streets & public areas; & provide shelter & a sense of personal address.

**Decision Guidelines**
There are no decision guidelines for this objective and standard

**Complies**

**Comments**
Each dwelling in the proposed development has its entry facing the street and access ways, making it easily identifiable and giving each dwelling a sense of personal address.

### CLAUSE 55.05-3
**DAYLIGHT TO NEW WINDOWS**

**Objective**
Allow adequate daylight into new habitable room windows

**Standard B27**
- A window in a habitable room should face:
  - an outdoor space clear to sky or a light court with 3m² + & min. dimension of 1m, not incl. land on an abutting lot, or
  - a verandah if it is open for at least 1/3rd of its perimeter, or
  - a carport if it has 2+ open sides & is open for at least 1/3rd of its perimeter.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- the design response.
- Whether there are other windows in the habitable room which have access to daylight.

**Complies**

**Comments**
All habitable room windows face outdoor spaces and are open to the sky to provide excellent daylight as required by this standard.

### CLAUSE 55.05-4
**PRIVATE OPEN SPACE**

**Objective**
To provide open space for the reasonable needs of residents.

**Standard B28**
- A dwelling should have private open space of:
  - 40m² with one part secluded & private at the side/rear with a min. 25m², or
  - A balcony of 8m² with a min. width of 1.6m, or

**Complies**

**Comments**
Each dwelling in the development has direct access from living rooms to private open space areas with dimensions that far exceed the requirements of this standard.
- A roof top area of 10m² with a min. width of 2m all with convenient access from a living room.

**Decision Guidelines**
Before deciding on an application, the responsible authority must consider:
- 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.
- The orientation of the lot to the street and the sun.

<table>
<thead>
<tr>
<th>Clause 55.05-5</th>
<th>Solar Access to Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
<td>Allow solar access into the secluded private open space.</td>
</tr>
</tbody>
</table>
| **Standard B29** | - The private open space should be located on the north side.  
- The southern boundary of secluded private open space should be setback from any wall on the north of the space at least \((2 + 0.9h)\), where 'h' is the height of the wall. |
| **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. |
| ✓ Complies | Comments  
Each dwelling has generous north facing private open space areas. |

<table>
<thead>
<tr>
<th>Clause 55.05-6</th>
<th>Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective</strong></td>
<td>Provide adequate storage facilities for each dwelling</td>
</tr>
<tr>
<td><strong>Standard B30</strong></td>
<td>- Each dwelling should have convenient access to at least 6m³ of externally accessible, secure storage space.</td>
</tr>
<tr>
<td><strong>Decision Guidelines</strong></td>
<td>There are no decision guidelines for this objective and standard</td>
</tr>
</tbody>
</table>
| ✓ Complies | Comments  
Adequate storage is provided within the development, via garage storage and externally accessed secure storage space for each dwelling, having a minimum capacity of 6 cubic metres as required by this standard. |

<table>
<thead>
<tr>
<th>Clause 55.06</th>
<th>Detailed Design</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Clause 55.06-1</strong></td>
<td>Detail Design</td>
</tr>
<tr>
<td><strong>Objective</strong></td>
<td>Encourage design detail that respects the existing or preferred n’hood character.</td>
</tr>
</tbody>
</table>
| **Standard B31** | - The design should respect the existing/preferred n’hood character, including:  
- Facade articulation & detailing;  
- Window & door proportions;  
- Roof form; &  
- Verandahs, eaves & parapets.  
- Garages & carports should be visually compatible with the development & the existing/preferred n’hood character. |
| **Decision Guidelines** | Before deciding on an application, the responsible authority must consider: |
| ✓ Complies | Comments  
The design of the proposed development reflects similar elements of homes in the area including skillion colorbond roofs, various external claddings with similar scaled window proportions and landscaped gardens. The proposed development has been well articulated to highlight the built form of each dwelling. |
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

### CLAUSE 55.06-2

**FRONT FENCES**

**Objective**
Front fences to respect the existing/preferred n’hood character

**Standard B32**
- Front fences should complement the design of the dwelling & any front fences on adjoining properties.
- A front fence within 3m of a street should not exceed:
  - 2m height for streets in a Road Zone, Category 1; or
  - 1.5m height for any other street.

**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 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.

**Comments**
No front fences are proposed.

### CLAUSE 55.06-3

**COMMON PROPERTY**

**Objectives**
Communal areas to be practical, attractive & easily maintained.
Avoid future management difficulties in common areas.

**Standard B33**
- Delineate public, communal & private areas.
- Common property to be functional/capable of efficient management.

**Decision Guidelines**
There are no decision guidelines for this objective and standard

**Comments**
Clearly delineated access ways within the proposed development provide practical, attractive and easily maintained parking areas. The use of native plantings shall allow the proposed development to respond sensitively to the location of the site and provide a low maintenance approach to the landscaping.

### CLAUSE 55.06-4

**SITE SERVICES**

**Objectives**
Ensure site services can be installed & easily maintained.
Ensure site facilities are accessible, adequate & attractive

**Standard B34**
- Dwellings should provide sufficient space & facilities for services to be installed & maintained efficiently & economically.
- Bin & recycling enclosures, mailboxes & other site facilities should be adequate in size, durable, waterproof & blend in.
- Bin & recycling enclosures should be located for convenient access by residents.
- Mailboxes should be provided & located for convenient access as required by Australia Post.

**Comments**
Garbage bins are located in a convenient area and shall be placed at the front of the site on collection days. Mailboxes shall be conveniently located for easy collection by residents.
**Decision Guideline**

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