

Neighbourhood Character & Infrastructure

Clause 55.02-1 to 02-5

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required
<p>B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>The design response must be appropriate to the neighbourhood and the site</p>	<p>Complies</p> <p>The site is located approximately 1.5km from the central area of the Wonthaggi township and in the vicinity less than 1km from the towns main sporting reserve and Wonthaggi North Primary School and Junior Campus. The site is within 150 metres of the Hicksborough. The immediate surrounds of Griffiths Street have not been developed by unit developments, however to the south west on the corner of Gordon and Griffiths Street is a 3-unit development.</p>
	<p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>Complies</p> <p>The existing character in terms of dwelling form is mainly single-storey and regular formed dwellings, with brick veneer or weatherboard walls. The proposed development complies with this built form. The proposed new dwelling will match the weatherboard exterior of the existing dwelling on the site.</p>
<p>B2 Residential Policy To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>Complies</p> <p>This information is provided within the accompanying planning report which demonstrates compliance with the State, Local and MSS policies.</p> <p>The site is within the General Residential Zoning, with no overlays on the land. The main vehicular access point is to Griffiths Street to the west with a secondary access to the rear laneway to the east (rear) of the block.</p>
<p>B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>N/A</p>
<p>B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure.</p>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p>	<p>Complies</p>
	<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p>	<p>Complies</p>

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	Complies The existing infrastructure in the town is able to support the provision of the additional dwelling as proposed.
B5 Integration with the Street To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	Complies The site will use the existing pedestrian and cycling links into the town centre and also the nearby local services, including Local Parks and walks. The site is convenient for those walking to work in either the primary school, sports reserve and a longer but convenient walk or cycle to the town centre.
	Development should be oriented to front existing and proposed streets.	Complies The additional unit proposed has a single frontage facing towards Griffiths Street, the current dwelling on the site will remain, as such this orientation will be retained.
	High fencing in front of dwellings should be avoided if practicable.	Complies High front fencing is not proposed, the frontage will remain open. An existing 1.8 metre high paling fence provides a boundary treatment between the existing dwelling and the street. New 1.8 metre high boundary fences will be provided to all sides.
	Development next to existing public open space should be laid out to complement the open space.	Not Applicable The site whilst being near to the towns golf course and sporting reserves to does not have a direct boundary with an area of Public Open Space.

Site Layout and Building Massing

Clause 55.03-1 to 03-10

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: At least the distance specified in a schedule to the zone, or If no distance is specified, the distance in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard</i>	Complies The proposal is consistent with the already established form and does not encroach onto any setbacks that are already established.

Title & Objective	Standard			Complies / Does Not Comply / Variation Required
	<p>Table B1 Development context</p> <p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>Minimum setback from front street (meters)</p> <p>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p>	<p>Minimum setback from side street (meters)</p> <p>N/A</p>	
	<p>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.</p>	<p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p>	<p>N/A</p>	
	<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>N/A</p>	

Title & Objective	Standard			Complies / Does Not Comply / Variation Required
	<p>The site is on a corner.</p>	<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 9 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 Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Minimum setback from side street (meters)</p> <p>Front walls of new development fronting the side street of a corner site should be 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 should be 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>	
<p>B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>The maximum building height should 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 should 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 should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>			<p>Complies</p> <p>The additional dwelling proposed is single storey in height, with a maximum height of 4.56 metres from the ground level to the ridge. The new dwelling has been designed to fit into the natural contours of the site and has a low-profile roof form.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	Changes of building height between existing buildings and new buildings should be graduated.	<p>Not Applicable</p> <p>No changes to the built form of the area proposed, the proposed additional dwelling will complement the existing development form which is single storey and of modest height and scale.</p>
<p>B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The maximum site coverage specified in a schedule to the zone, or</p> <p>If no maximum site coverage is specified in a schedule, 60%.</p>	<p>Variation Required</p> <p>The site is rectangular in form and covers an area of 753 sqm with a 15.29-metre-wide frontage to Griffiths Street.</p> <p>The site coverage for the existing and proposed dwelling is 55%, around 17% of which is to ensure adequate driveways and turning space within the development so vehicles can enter and exit in forwards gear.</p> <p>It is considered that the site is within an area close to the towns centre and service locations where more unit development will occur in the forthcoming years as Wonthaggi continues to grow. The site is within walking and cycling distance to the town and community facilities for Wonthaggi.</p>
<p>B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>The minimum area specified in a schedule to the zone, or</p> <p>If no minimum is specified in a schedule to the zone, at least 20% of the site.</p>	<p>Complies</p> <p>The permeable area for the site is when taking into account the existing driveways and other surfaces exceeds 44%.</p>
<p>B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>Complies</p> <p>The main open plan living and dining space for the new dwelling will be west facing which will maximise the afternoon sun</p> <p>Given the location of the driveway and the single storey height of the dwellings, no impact on the dwellings to the south or north will occur.</p> <p>Complies</p> <p>The private open space for the new dwelling is located to the north west and north east which is the best orientation for the early morning and late afternoon sun</p> <p>Complies</p> <p>The main living windows are west facing, whilst each of the 3 bedrooms in the new unit benefits from north facing windows.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	<p>N/A</p>
<p>B12 Safety To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p>	<p>Complies The entranceway for the new dwelling will be located directly off of the driveway area which serves the new unit.</p>
	<p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p>	<p>Not Proposed</p>
	<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p>	<p>Not Proposed</p>
	<p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>Not Proposed</p>
<p>B13 Landscaping To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. 	<p>Complies A landscape plan shows low level planting along the driveway to ensure visibility is retained. Larger and more mature species will be planted to the site frontage to shield the open space area for the existing dwelling from the street and make this space private.</p>
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	<p>Complies The site does not contain any trees of significance.</p>
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<p>Not Applicable A landscape plan has been provided.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B14 Access</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33% of the street frontage; or ▪ If the width of the street frontage is less than 20 metres, 40% of the street frontage. 	<p>Complies</p> <p>The accessway is less than 33% of the site frontage. The two accessways are in total a combined 6 metres wide and the site frontage with Griffiths Street is over 15.2 metres wide.</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>Complies</p>
	<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>Complies</p>
	<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>Complies</p> <p>The proposed additional unit does not access directly into a Road Zone</p>
	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Complies</p>
<p>B15 Parking Location</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be well ventilated if enclosed. 	<p>Complies</p> <p>The car port for the existing unit 1 will be relocated to the front and side of the property, this is accessed form a separate driveway than unit 2 where a new car port to the south of the relocated dwelling is proposed.</p>
	<p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Complies</p> <p>The design has been planned to ensure that windows in each of the dwellings which front the accessways are more than 1.5 metres above the ground.</p>

Amenity Impacts

Clause 55.04-1 to 04-8

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <p>At least the distance specified in a schedule to the zone, or</p> <ul style="list-style-type: none"> ▪ 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. <p>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 setbacks of this standard.</p> <p>Landings having 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 setbacks of this standard.</p>	<p>Complies</p> <p>The new dwelling is located at least 1.0 metres away from a site boundary, with an eave height of 3.23 metres for the new dwelling. The higher ridge height for the new dwelling is towards the centre of the site and away from lot boundary to the south.</p> <p>The car ports for the two dwellings are both 2.4 metres in height and located 200mm from the respective side boundaries.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</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 lot should not abut the lot boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▪ Where the existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <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 should 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>Complies</p> <p>The new dwelling is located at least 1.0 metres away from a site boundary, with an eave height of 3.23 metres for the new dwelling. The higher ridge height for the new dwelling is towards the centre of the site and away from lot boundary to the south.</p> <p>The car ports for the two dwellings are both 2.4 metres in height and located 200mm from the respective side boundaries.</p>
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<p>Buildings opposite an existing habitable room window should 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.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be 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.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Not Applicable</p> <p>No windows in adjacent buildings will be impacted upon from the proposed development.</p> <p>Not Applicable</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west north 30 degrees east.</p>	<p>Not Applicable</p>
<p>B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Not Applicable</p> <p>The proposed development will not affect the private open space of any of the surrounding properties.</p>
<p>B22 Overlooking To limit views into existing secluded private open space and habitable room windows.</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	<p>Not Applicable</p>
	<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p>	<p>Not Applicable</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p>	Not Applicable
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	Not Applicable
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>No noise sources of note in the vicinity.</p> <p>Complies</p> <p>Griffiths Street is a quiet residential road towards the northern area of the Wonthaggi Township. it is considered the additional landscaping along the site frontage for the existing dwelling helps to address any noise issues.</p>

On-Site Amenity and Facilities

Clause 55.05-1 to 05-6

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<p>Complies</p> <p>The site is relatively flat as such no issues for less mobile people would occur.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>Complies</p> <p>The entranceway to the new unit is clearly defined and visible from the driveway area frontage. The new unit has been provided with a porch for shelter over the entrance area.</p>
<p>B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.</p>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ 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 verandah 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. 	<p>Complies</p> <p>All windows have been located to face an open area of either garden or to the driveway areas.</p>
<p>B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential Building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres, minimum width of 2 metres and convenient access from a living room. 	<p>Variation Required</p> <p>The secluded area of private open space for the existing dwelling is to the west, between the dwelling and the road, where a screened off area has been provided, the area between the road reserve and the fenced off secluded open space will be landscaped to protect the visual amenities of the area. The existing unit also has an open space area to the east between the dwelling and the driveway turning area for unit 2.</p> <p>The private open space for the new unit is to east of the property. The new unit has an area of 38 sqm fronting the living room. This slight variation is considered to be acceptable and the open space area is very close to compliance with the 40sqm standard.</p>
<p>B29 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be 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>Complies</p> <p>The proposed new unit will have an east facing private open space, which does benefit from no obstructions to its north and as such daytime sun into this area will enable a usable space to be created.</p> <p>Complies</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B30 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Complies</p> <p>Storage space for the existing dwelling is provided within the garden areas. The storage area for the new units also in the garden space, near the north western lot boundary. Both areas are adequate in terms of the size requirements.</p>

Detailed Design

Clause 55.06-1 to 06-4

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	<p>Complies</p> <p>The detailed design of the new unit accords with the modest and attractive form of dwellings which form the prevailing character in this part of Wonthaggi. The form of roof and weatherboarding wall materials to be used is in keeping with the surrounds and will match the existing.</p>
	<p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Complies</p> <p>The proposed car ports are subservient structure to the dwellings and as such do not dominate the character of the proposed development.</p>
<p>B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p>	<p>Complies</p>
	<p>A front fence within 3 metres of a street should not exceed:</p> <p>The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3;</p> <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. 	<p>Not Applicable</p>
<p>B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Developments should clearly delineate public, communal and private areas.</p>	<p>Complies</p> <p>Should the site be subdivided in the future the design of the development would allow for the clear delineation of properties which benefit from separate accesses.</p>
	<p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Complies</p> <p>No common property would be required should subdivision occur due to the separate driveway areas.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B34 Site Services To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p>	<p>Complies</p>
	<p>Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.</p>	<p>Complies</p> <p>Space for bin storage for each of the dwellings has been clearly indicated on the plans and is to the rear of the properties or adjacent to the car port areas. A waste collection point is located on the frontage with Griffiths Street.</p>
	<p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Complies</p> <p>2 separated mailboxes are located on the driveway, immediately abutting the Griffiths Street Road frontage.</p>