

ResCode Clause 55

Two or More Dwellings on a Lot and Residential Buildings

Planning Report

Client: JamesElise Pty Ltd
Address: 25 Dunn Street Wonthaggi
Proposal: Proposed Multi-Dwelling Development

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.

✓ **Complies**

Comments

Refer to attached planning report

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.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

✓ **Complies**

Comments

Refer to attached planning report

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.

**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.

✓ **Complies**

Comments

Refer to attached planning report

**CLAUSE 55.02-2
RESIDENTIAL POLICY**

Objectives

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

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.

✓ **Complies**

Comments

Refer to attached planning report

**CLAUSE 55.02-3
DWELLING DIVERSITY**

Objective

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

Standard B3

✓ **Complies**

Comments

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

<p>Developments of 10+ dwellings <u>should</u> 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.</p> <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	
<p>CLAUSE 55.02-4 INFRASTRUCTURE</p> <p>Objective Ensure provision of services & infrastructure and not unreasonably overload the capacity of utility services & infrastructure</p> <p>Standard B4</p> <ul style="list-style-type: none"> • Development <u>should</u> connect to reticulated services. • Developments <u>should</u> not unreasonably exceed the capacity of utility services & infrastructure. • Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • 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. 	<p>✓ Complies</p> <p>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.</p>
<p>CLAUSE 55.02-5 INTEGRATION WITH THE STREET</p> <p>Objective To integrate the layout of development with the street.</p> <p>Standard B5</p> <ul style="list-style-type: none"> • 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. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighborhood character objective, policy or statement set out in this scheme. • The design response. 	<p>✓ Complies</p> <p>Comments The dwellings in the proposed development have driveways and entrances orientated to the streetscape and enhanced accessibility for both residents and visitors.</p> <p>The proposed front fencing will be 1.50m high.</p>
<p>CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING</p>	
<p>CLAUSE 55.03-1 STREET SETBACK</p> <p>Objective Respect existing/preferred neighborhood character & make efficient use of the site</p>	<p>✓ Variation Required</p> <p>Comments The adjoining property on the south east side is a single storey dwelling with a front setback of 4.44</p>

<p>Standard B6</p> <p>Walls of buildings <u>should</u> be setback as follows:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Note 2: Porches, pergolas & verandahs that are less than 3.6m high & eaves may encroach <2.5m into the setbacks.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	<p>meters therefore requiring a minimum front street setback of 4.44 meters</p> <p>The proposed development has a front street set back of 4.00 meters to the front wall of all dwellings.</p> <p>In support of this application I offer the following information.</p> <ol style="list-style-type: none"> 1. <i>The proposed setback will not result in a disruption of the streetscape as the proposed setback is only marginally set forward of the adjoining dwelling by 440mm.</i> 2. <i>The nature strip is very wide, making the road a fair distance off the proposed dwellings which will lessen the impact of the proposed reduced front setback.</i>
<p>CLAUSE 55.03-2 BUILDING HEIGHT</p> <p>Objective Building height to respect existing/preferred neighbourhood character.</p> <p>Standard B7</p> <ul style="list-style-type: none"> • The max. building height <u>should</u> 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 <u>should</u> be graduated. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	<p>✓ Complies</p> <p>Comments</p> <p>Dwelling 1 has a maximum height of 4.22 meters above natural ground level.</p> <p>Dwelling 2 has a maximum height of 4.09 meters above natural ground level.</p> <p>Dwelling 3 has a maximum height of 4.23 meters above natural ground level.</p>
<p>CLAUSE 55.03-3 SITE COVERAGE</p>	

<p>Objective Site coverage to respect existing/preferred n'hood character & respond to the features of the site</p> <p>Standard B8 Site cover <u>should</u> <60%.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <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 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. 	<p>✓ Complies</p> <p>Comments The overall site area is 1011.84m². The total site coverage of the proposed development is 467.82m², representing 46.23% of the site. Thus being under the 60% maximum allowable under this standard.</p>
<p>CLAUSE 55.03-4 PERMEABILITY</p> <p>Objectives Reduce impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration</p> <p>Standard B9 >20 % of the site <u>should</u> be pervious.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <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 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. 	<p>✓ Complies</p> <p>Comments The total site coverage of the development including buildings, hard surfaces and driveways is 565.07m², or 55.85% of the lot allowing for permeable areas of 446.77m², representing 44.15% of the site total area, exceeding the requirements of this standard.</p>
<p>CLAUSE 55.03-5 ENERGY EFFICIENCY</p> <p>Objectives To achieve & protect energy efficient residences.</p> <p>Reduce fossil fuel energy use & make appropriate use of daylight & solar energy</p> <p>Standard B10 Buildings <u>should</u>:</p> <ul style="list-style-type: none"> • 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 <u>should</u> be located on the north side of the dwelling, if practicable. • Developments <u>should</u> be designed so that solar access to north-facing windows is maximised. <p>Decision Guidelines</p>	<p>✓ Complies</p> <p>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.</p>

<p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	
<p>CLAUSE 55.03-6 OPEN SPACE</p> <p>Objective Integrate with any public or communal open space provided in or adjacent to the development</p> <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> • 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. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	<p>✓ Complies</p> <p>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.</p>
<p>CLAUSE 55.03-7 SAFETY</p> <p>Objective Provide for the safety & security of residents & property</p> <p>Standard B12</p> <ul style="list-style-type: none"> • Entrances <u>should</u> not be obscured or isolated. • Avoid planting which creates unsafe spaces. • Good lighting, visibility & surveillance. • Protected from inappropriate public access. <p>Decision Guideline <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>✓ Complies</p> <p>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.</p>
<p>CLAUSE 55.03-8 LANDSCAPING</p> <p>Objectives To respect the landscape character of the n'hood. To provide appropriate landscaping. To encourage the retention of mature vegetation.</p> <p>Standard B13</p> <ul style="list-style-type: none"> • Landscape layout & design <u>should</u>: <ul style="list-style-type: none"> - 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 <u>should</u> specify landscape themes, vegetation (location & species), paving & lighting. 	<p>✓ Complies</p> <p>Comments Areas have been set aside for gardens where native/indigenous plants are to be used, providing a functional, low maintenance and attractive environments for residences. Grass lawn areas have also been set aside for comfortable recreation areas for residents.</p>

<p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	
<p>CLAUSE 55.03-9 ACCESS</p> <p>Objectives Safe, manageable & convenient access.</p> <p>To ensure no. & design of crossovers respects the n'hood character</p> <p>Standard B14</p> <ul style="list-style-type: none"> • Accessways <u>should</u>: <ul style="list-style-type: none"> - 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 <u>should</u> not exceed: <ul style="list-style-type: none"> - 33% of frontage if the width of a frontage of >20m; or - 40% of frontage if the width of the frontage is <20m. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i> <i>The design response.</i></p> <ul style="list-style-type: none"> • 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. • The effect on any significant vegetation on the site and footpath. • The efficient use of the site. <p><i>For developments with accessways longer than 60 metres or serving more than 40 dwellings, the relevant standards of Clause 56.</i></p>	<p>✓ Complies</p> <p>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.</p> <p>The development has 3 single crossovers of 3.00 meters wide, 9.00m in total being 17.89% of the street frontage. Constructed to the requirements and approval of the local authority.</p>
<p>CLAUSE 55.03-10 PARKING LOCATION</p> <p>Objectives Provide convenient parking.</p> <p>Avoid parking & traffic difficulties on site & in the n'hood.</p> <p>To protect residents from vehicular noise.</p> <p>Standard B15</p> <ul style="list-style-type: none"> • Car parking facilities <u>should</u>: <ul style="list-style-type: none"> - Be reasonably close & convenient; - Be secure; - Allow safe & efficient movements within the site. - Be well ventilated if enclosed. 	<p>✓ Complies</p> <p>Comments Ample car parking is conveniently located within a single car lock up garage for each dwelling, with close access into each dwelling, providing safe parking for all residents and their visitors.</p>

<ul style="list-style-type: none"> • Large parking areas <u>should</u> be broken up with trees, buildings or different surface treatments. • Shared accessways/car parks <u>should</u> 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. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider the design response.</p>	
<p>CLAUSE 55.03-11 PARKING PROVISION</p> <p>Objectives Parking appropriate to need.</p> <p>Practical & attractive design</p> <p>Standard B16</p> <ul style="list-style-type: none"> • Car parking for residents <u>should</u> be provided as follows: <ul style="list-style-type: none"> - One space for each 1 or 2 bedroom dwelling; - Two spaces for each 3 or 3+ bedroom dwelling, with one space under cover. • Separate studies/studios must be counted as bedrooms. • Developments of 5+ dwellings <u>should</u> provide: <ul style="list-style-type: none"> - One space clearly marked as visitor parking per 5 dwellings. - Bicycle parking spaces. • Car spaces & accessways <u>should</u> have the min. dimensions specified in Table B2. • A building may project into a car space if it is at least 2.1m above the space. • Car spaces constrained by walls, <u>should</u> be at least 6m long & have an internal width of 3.5m - single space, or 5.5m - double space. • Car parking facilities <u>should</u> be: <ul style="list-style-type: none"> - Be designed for efficient use & management; - Minimise the area of hard surface; - Be designed, surfaced & graded to reduce run-off & allow stormwater to drain into the site; & - Lit. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The reduction in the demand for on-site parking in rental housing, managed by not for profit organisations, intended for residents likely to have a low level of car ownership. • The number, type and size of dwellings. • The availability of public transport and on-street parking. • 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 resulting from the provision of car parking on the site, particularly for lots of less than 300 square metres. • Local traffic and parking management plans and safety considerations. • Any relevant local planning policy or parking precinct plans. 	<p>✓ Complies</p> <p>Comments The development provides for one car parking space for each dwelling, thus meeting the requirements as set out in this standard.</p>
<p>CLAUSE 55.04 AMENITY IMPACTS</p>	
<p>CLAUSE 55.04-1 SIDE & REAR SETBACKS</p> <p>Objective</p>	<p>✓ Variation Required</p> <p>Comments</p>

<p>Ensure heights & setbacks from a boundary respects the existing/preferred n'hood character & limits the impact on the amenity of existing dwellings.</p> <p>Standard B17</p> <ul style="list-style-type: none"> • New building not on, or within 150mm of boundary <u>should</u> be setback from side or rear boundaries: <ul style="list-style-type: none"> - 1m, + 0.3m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m. • Sunblinds, verandahs, porches, eaves, gutters etc may encroach not more than 0.5m. • Landings of not more than 2m², & <1m high, stairways, ramps, pergolas, shade sails & carports may encroach into the setbacks <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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 secluded private open space of existing dwellings. • Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. <p><i>Whether the wall abuts a side or rear lane.</i></p>	<p>All dwellings have side setbacks that meet the requirements of this standard.</p> <p>Side/ rear setback of 1.0m requires a building height of 3.60m or less.</p> <p>It is proposed that all dwellings have a rear setback of 1.00m from the north east boundary with heights as follows</p> <ul style="list-style-type: none"> - Dwelling 1 – 3.98m high - Dwelling 2 – 3.65m high - Dwelling 3 – 3.73m high <p><i>In support of this application I offer the following information.</i></p> <ul style="list-style-type: none"> - <i>The location of the walls along the boundary will not result in a significant impact on the amenity of existing dwelling on the adjoining allotment as the buildings are to the south therefor not casting any shadows and not obscuring any natural light.</i> - <i>As the roof profiles are skillions, the area of each building over the required height is very minor as shown on elevation 3.</i>
<p>CLAUSE 55.04-2 WALLS ON BOUNDARIES</p> <p>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.</p> <p>Standard B18</p> <ul style="list-style-type: none"> • 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 <u>should</u> not abut the boundary for a length >: <ul style="list-style-type: none"> - 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 <u>should</u> not exceed an av. 3m height, with no part >3.6m, unless abutting a higher existing or simultaneously constructed wall. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • 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. 	<p>✓ Variation Required</p> <p>Comments It is proposed to construct the garage wall on boundary for dwelling 3 with a length of 6.48m meters, an average height of 3.46 meters and max height of 3.64 meters</p> <p><i>In support of this application I offer the following information.</i></p> <ul style="list-style-type: none"> - <i>The location of the wall along the boundary will not result in a significant impact on the amenity of existing dwellings on nearby allotments as it abuts a laneway</i>

<ul style="list-style-type: none"> • 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. 	
<p>CLAUSE 55.04-3 DAYLIGHT TO EXISTING WINDOWS</p> <p>Objective Allow adequate daylight into existing habitable room windows.</p> <p>Standard B19</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> 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 <u>should</u> 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. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision Guidelines 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 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. 	<p>✓ Complies</p> <p>Comments There are no habitable room windows in dwellings on the adjoining allotments within 1.0 meter of the proposed development.</p>
<p>CLAUSE 55.04-4 NORTH FACING WINDOWS</p> <p>Objective Allow adequate solar access to existing north facing habitable room windows.</p> <p>Standard B20</p> <ul style="list-style-type: none"> • If a north-facing habitable room window of an existing dwelling is within 3m of a boundary of an abutting lot, a building <u>should</u> be setback: <ul style="list-style-type: none"> - 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. <p>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.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling. • The impact on the amenity of existing dwellings. 	<p>✓ Complies</p> <p>Comments There is no existing north facing windows on the adjoining allotments.</p>
<p>CLAUSE 55.04-5 OVERSHADOWING OPEN SPACE</p> <p>Objective</p>	<p>✓ Complies</p> <p>Comments</p>

<p>To ensure buildings do not unreasonably overshadow existing secluded private open space.</p> <p>Standard B21</p> <ul style="list-style-type: none"> • 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 <u>should</u> 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 <u>should</u> not be further reduced. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>The impact on the amenity of existing dwellings.</i> • <i>Existing sunlight penetration to the secluded private open space of the existing dwelling.</i> • <i>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</i> <i>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</i> 	<p>The proposed development does not overshadow any existing secluded private open space on adjoining properties. (Refer to Shadow diagrams on sheet 4 of 4)</p>
<p>CLAUSE 55.04-6 OVERLOOKING</p> <p>Objective Limit views into existing secluded private open space & habitable room windows.</p> <p>Standard B22</p> <ul style="list-style-type: none"> • Habitable room windows, balconies, terraces etc <u>should</u> avoid direct view to secluded private open space & habitable room windows of an existing dwelling within 9m, & a 45° arc from the window, balcony etc. • The window, balcony etc may: <ul style="list-style-type: none"> - 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. <p>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.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • <i>The design response.</i> • <i>The impact on the amenity of the secluded private open space or habitable room window.</i> • <i>The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.</i> • <i>The internal daylight to and amenity of the proposed dwelling or residential building.</i> 	<p>✓ Complies</p> <p>There is no overlooking from windows into adjoining habitable room windows or secluded private open space as paling fences obscure the views within the development.</p>
<p>CLAUSE 55.04-7 INTERNAL VIEWS</p> <p>Objective To limit overlooking within a development</p> <p>Standard B23</p>	<p>✓ Complies</p> <p>Comments</p>

<ul style="list-style-type: none"> Windows & balconies <u>should</u> prevent overlooking of 50%+ of the secluded private open space of a lower-level dwelling directly below & in the same development. <p>Decision Guideline Before deciding on an application, the responsible authority must consider the design response.</p>	<p>The proposed development has been designed to limit views into secluded private open space or habitable room windows within the development.</p>
<p>CLAUSE 55.04-8 NOISE IMPACTS</p> <p>Objectives Contain noise sources.</p> <p>Protect residents from external noise</p> <p>Standard B24</p> <ul style="list-style-type: none"> Mechanical plant etc, <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. Noise sensitive rooms & secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. <p>Decision Guideline Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies</p> <p>Comments Noise within or adjacent to the proposed development has been minimised using fencing/ walls to private open space areas.</p>
<p>CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES</p>	
<p>CLAUSE 55.05-1 ACCESSIBILITY</p> <p>Objective Consider needs of people with limited mobility.</p> <p>Standard B25</p> <ul style="list-style-type: none"> Ground floor entries <u>should</u> be accessible to people with limited mobility. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments The proposed development provides excellent access for people with limited mobility with the ground floor located close to natural ground.</p>
<p>CLAUSE 55.05-2 DWELLING ENTRY</p> <p>Objective To provide each dwelling with its own sense of identity.</p> <p>Standard B26</p> <ul style="list-style-type: none"> Entries <u>should</u> be visible & easily identifiable from streets & public areas; & provide shelter & a sense of personal address. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments Each dwelling in the proposed development has its entry facing the street, making it easily identifiable and giving each dwelling a sense of personal address.</p>
<p>CLAUSE 55.05-3 DAYLIGHT TO NEW WINDOWS</p> <p>Objective Allow adequate daylight into new habitable room windows</p> <p>Standard B27</p> <ul style="list-style-type: none"> A window in a habitable room <u>should</u> face: 	<p>✓ Complies</p> <p>Comments</p>

<ul style="list-style-type: none"> - 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. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • the design response. • Whether there are other windows in the habitable room which have access to daylight. 	<p>All habitable room windows face outdoor spaces and are open to the sky to provide daylight as required by this standard.</p>
<p>CLAUSE 55.05-4 PRIVATE OPEN SPACE</p> <p>Objective To provide open space for the reasonable needs of residents.</p> <p>Standard B28</p> <ul style="list-style-type: none"> • A dwelling <u>should</u> have private open space of: <ul style="list-style-type: none"> - 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 - A roof top area of 10m² with a min. width of 2m all with convenient access from a living room. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></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. • The orientation of the lot to the street and the sun. 	<p>✓ Complies</p> <p>Comments Each dwelling in the development has direct access from living rooms to private open space areas.</p> <p>Dwelling 1 private open space – 152.18m²</p> <p>Dwelling 2 private open space – 152.18m²</p> <p>Dwelling 3 private open space – 152.38m²</p> <p>All private open space is fenced and secluded.</p>
<p>CLAUSE 55.05-5 SOLAR ACCESS TO OPEN SPACE</p> <p>Objective Allow solar access into the secluded private open space.</p> <p>Standard B29</p> <ul style="list-style-type: none"> • The private open space <u>should</u> be located on the north side. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 +0.9h), where 'h' is the height of the wall. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • The design response. • The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>✓ Complies</p> <p>Comments Each dwelling has private open space areas to the north providing excellent solar access off living areas.</p>
<p>CLAUSE 55.05-6 STORAGE</p> <p>Objective Provide adequate storage facilities for each dwelling</p> <p>Standard B30</p> <ul style="list-style-type: none"> • Each dwelling <u>should</u> have convenient access to at least 6m³ of externally accessible, secure storage space. 	<p>✓ Complies</p> <p>Comments Adequate storage is provided within the development, located in the lock up garages for both dwellings, having a minimum capacity of 6 cubic metres as required by this standard.</p>

<p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	
<p>CLAUSE 55.06 DETAILED DESIGN</p>	
<p>CLAUSE 55.06-1 DETAIL DESIGN</p> <p>Objective Encourage design detail that respects the existing or preferred n'hood character.</p> <p>Standard B31</p> <ul style="list-style-type: none"> • The design <u>should</u> respect the existing/preferred n'hood character, including: <ul style="list-style-type: none"> - 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. <p>Decision Guidelines 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 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. 	<p>✓ Complies</p> <p>Comments The design of the proposed development reflects similar elements of modern developments in the area including skillion colorbond roofs, brickwork and fibro cladding for the external walls with similar scaled window proportions and landscaped gardens. The proposed development has been well articulated to highlight the built form.</p>
<p>CLAUSE 55.06-2 FRONT FENCES</p> <p>Objective Front fences to respect the existing/preferred n'hood character</p> <p>Standard B32</p> <ul style="list-style-type: none"> • Front fences <u>should</u> complement the design of the dwelling & any front fences on adjoining properties. • A front fence within 3m of a street <u>should</u> not exceed: <ul style="list-style-type: none"> - 2m height for streets in a Road Zone, Category 1; or - 1.5m height for any other street. <p>Decision Guidelines 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. 	<p>✓ Complies</p> <p>Comments The proposed front fence will be constructed from timber and 1.50m high.</p>
<p>CLAUSE 55.06-3 COMMON PROPERTY</p> <p>Objectives Communal areas to be practical, attractive & easily maintained.</p> <p>Avoid future management difficulties in common areas.</p> <p>Standard B33</p>	<p>✓ Complies</p> <p>Comments There is no common property</p>

<ul style="list-style-type: none"> • Delineate public, communal & private areas. • Common property to be functional/capable of efficient management. <p>Decision Guidelines <i>There are no decision guidelines for this objective and standard</i></p>	
<p>CLAUSE 55.06-4 SITE SERVICES</p> <p>Objectives Ensure site services can be installed & easily maintained.</p> <p>Ensure site facilities are accessible, adequate & attractive</p> <p>Standard B34</p> <ul style="list-style-type: none"> • 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. <p>Decision Guideline <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>✓ Complies</p> <p>Comments Garbage bins are located in a convenient area and shall be placed at the front of the site on collection days.</p> <p>Mailboxes are at the front of the property next to the driveway conveniently located for easy collection by residents.</p>