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PROPOSED 6 X 2- STOREY DWELLINGS AT
49 TOWNSEND RD. WHITTINGTON VIC.

TOWNHOUSE AND LOW-RISE CODE GUIDELINES
DESIGN RESPONSE REPORT- CLAUSE 55

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INTRODUCTION:

The development site, herein referred to as ‘the Site’ is located at 49 Townsend Rd. Whittington, and has an area approximate area of 759 m², with an even fall of approximately 1.0m to the rear. The site is currently improved with a single storey brick dwelling and a Carport along the west boundary. There are no trees withing the site.

The allotments to the north and northwest are improved with single storey dwellings in excess of 4.0m away from the common boundary.

There are number of habitable windows pertinent to the dwelling at 4/12 Dew St. but will not be impacted upon by overlooking nor overshadowing.

The allotment to the east is improved by a single storey dwelling with a covered Verandah which extends from near the common boundary and along the rear of the dwelling.

A wide driveway separates the site from the allotment to the west which is also improved with a single storey dwelling, a carport with an attached outbuilding at the rear; both outbuildings are sited on the common boundary.

ZONING:

The site is located in a General Residential zone – Schedule 1 (GRZ1) with a Special Building Overlay (at the extreme north end of the site)

Refer maps below for zones and overlays.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 06 October 2025 03:31 PM

State Government

of Transport and Planning

PROPERTY DETAILS

Address:

49 TOWNSEND ROAD WHITTINGTON 3219

Lot and Plan Number:

Lot 28 LP33796

Standard Parcel Identifier (SPI):

28\LP33796

Local Government Area (Council):

GREATER GEELONG

www.geelongaustralia.com.au

Council Property Number:

261743

Planning Scheme:

Greater Geelong

[Planning Scheme - Greater Geelong](#)

Directory Reference:

Melway 466 J1

UTILITIES

Rural Water Corporation:

Southern Rural Water

Urban Water Corporation:

Barwon Water

Melbourne Water:

Outside drainage boundary

Power Distributor:

POWERCOR

STATE ELECTORATES

Legislative Council:

WESTERN VICTORIA

Legislative Assembly:

GEELONG

Registered Aboriginal Party:

Wadawurrung Traditional Owners Aboriginal Corporation

Fire Authority:

Fire Rescue Victoria & Country Fire Authority

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 49 TOWNSEND ROAD WHITTINGTON 3219

Page 1 of 4

PLANNING PROPERTY REPORT



Planning Overlays

[SPECIAL BUILDING OVERLAY \(SBO\)](#)
[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)



SBO - Special Building Overlay
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)



HO - Heritage Overlay
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

55.02 NEIGHBOURHOOD CHARACTER

Standard B2-1 Street setback

Street setback objective

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Standard B2-1

Walls of buildings are set back from streets:

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and Verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B2-1 Street setback Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable

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

Response:
Front Setback is 6000 minimum and complies Table B2-1

Standard B2-2 Building height

Building height objective

To ensure that the height of buildings respond to the existing or preferred neighbourhood character.

Standard B2-2

The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.

Response: the overall height of the building is approximately 6.5m and is within the maximum allowable of 11m.

Standard B2-3 Side and rear setbacks

Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B2-3

A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:

– B2-3.1:

The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

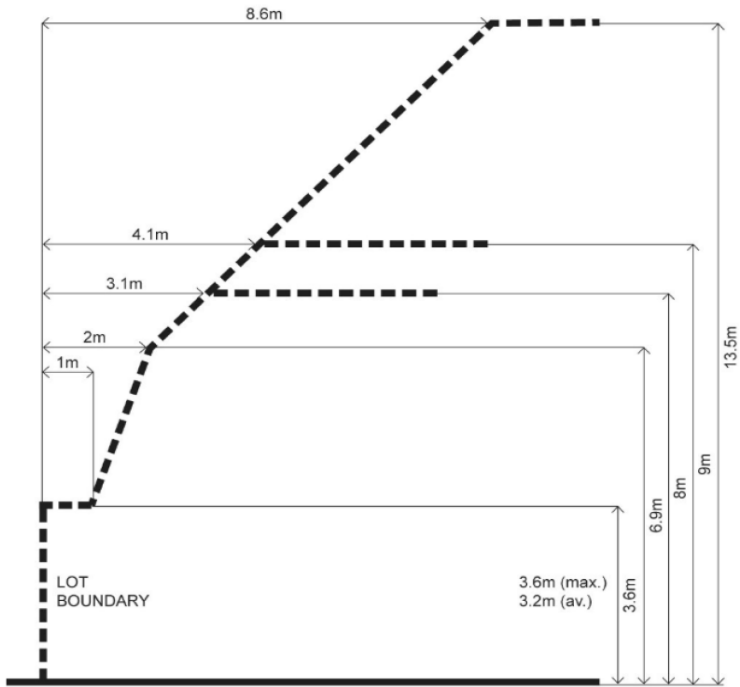
– B2-3.2:

If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.

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

Sunblinds, Verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic flue

Diagram B2-3.1 Side and rear setbacks



Standard B2-3.2

Boundary not to the South (e.g., North, East, or West)

For the north, east or west boundary, the building is set back at least 3 metres for heights up to 11 metres. If the building exceeds 11 metres, heights over 11 metres are stepped back to maintain a minimum 4.5 metre setback.

Example:

For a 13-metre-high building

- Up to 11 metres high the building is set back 3 metres from the boundary.
- From 11 – 13 metres high the building is set back 4.5 metres from the boundary.

Boundary to the South

For the southern boundary, stricter setbacks apply to minimise overshadowing. The building is set back at least 6 metres for heights up to 11 metres and at least 9 metres for heights over 11 metres between south 30 degrees west to south 30 degrees east.

Response: Side and rear setback generally comply with Diag. B2-3.1

Standard B2-4 Walls on boundaries

Standard B2-4

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

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.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Response:
There are no walls located on boundaries in this development, and therefore this clause is not applicable.

Standard B2-5 Site coverage

Standard B2-5

The site area covered by buildings does not exceed:

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.

Table B2-5 Site coverage Zone	Area
Neighbourhood Residential Zone	60 per cent
Township Zone	
General Residential Zone	65 per cent
Residential Growth Zone	70 per cent
Mixed Use Zone	
Housing Choice and Transport Zone	

Response:
Site Cover for the development is approximately 580%, and therefore complies.
Permeability for the site is approx. 36% and complies.

Standard B2-6 Access

Access objective

To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

Standard B2-6

The width of accessways or car spaces (other than to a rear lane) does not exceed:

- 33 per cent of the street frontage; or
- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.

Response:
The percentage width of the front crossover is approximately 19% of the site; therefore complies

Standard B2-7 Tree canopy

Why this is important

This standard encourages canopy cover in residential areas to enhance quality of life. Tree canopies provide shade, reduce the urban heat island effect, and improve the streetscape by creating an attractive environment that complements neighbourhood character.

Tree canopy objectives

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard B2-7

Provide a minimum canopy cover as specified in Table B2-7.1.

Table B2-7.1 Canopy cover Site area	Canopy cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

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

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre

type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
C	12 metres	12 metres	113.1 sqm	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metre

Table B: Deep soil area requirements for canopy trees	Tree Size	Mature canopy diameter1	Mature canopy cover area	Minimum deep soil area required	Minimum soil plan dimension
TYPE A		4–4.9 metres	12.6–19.6 square metres	12 square metres	2.5 metres
	5–5.9 metres	19.7–28.2 square metres	16 square metres		3 metres
	6–6.9 metres	28.3–38.4 square metres	25 square metres		3.5 metres
	7–7.9 metres	38.5–50.2 square metres	36 square metres		4 metres
TYPE B		8–8.9 metres	50.3–63.5 square metres	49 square metres	4.5 metres
	9–9.9 metres	63.6–78.4 square metres	64 square metres		5 metres
	10–10.9 metres	78.5–94.9 square metres	81 square metres		5.5 metres
	11–11.9 metres	95.0–113.0 square metres	100 square metres		6 metres
TYPE C		12–12.9 metres	113.1–132.6 square metres	121 square metres	6.5 metres
	13–13.9 metres	132.7–153.8 square metres	136 square metres		7 metres
	14 metres and greater	Above 153.9 square metres	144 square metres		7.5 metres

Table D: Reduction in soil areas for clusters of trees	No. of trees	% soil reduction	Example
	1	0%	There are two Type B canopy trees and one Type A clustered in an area of deep soil. These trees need 100 square metres, 64 square metres & 36 square metres of deep soil respectively (using Table B) for a total soil requirement of 200 square metres Three trees means a 10% reduction = 20 square metre reduction, so the total required soil area is 180 square metres The largest tree is 11-metre canopy, so the minimum soil plan dimension is 6 metres (using Table B)
	2	5%	
	3	10%	
	4	15%	
	5	20%	
	6 or more		

Design response landscape plan

In addition to this standard, the design response requires preparation of a landscape plan that details the proposed:

- Retention and planting of canopy trees,
- Planting of other vegetation including location, species, number and size at maturity of vegetation,
- Where required, areas of deep soil and root barriers,
- Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,
- Selection of vegetation that responds to the site’s environment and geographic factors,
- A plan showing the location of site services, clothes drying and storage.

*Response: Canopy trees will be planted as per Canopy Tree Layout / Site plans.
The 2 N0: trees withing the front setback will be: 1x Type A and 1 X Type B. The 2 N0: trees at the rear of the site will be Type A.
The combined canopy area is approximately 88m2 exceeding the required area of 76m2. Therefore complies.
Also refer to the Landscape Plan prepared for the issue for the Planning Permit.*

Standard B2-8 Front fences

Front fence objective

To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard B2-8

- A front fence within 3 metres of a street is:
- 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 B2-8.

Table B2-8 Maximum front fence height	Maximum front fence height
Street context	
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

*Response: A 1500h powdercoat metal front fence is proposed for the development; it is an open type of fence which will allow surveillance and visibility of the development.
Fence height complies.*

55.03 LIVEABILITY

Standard B3-1 Dwelling diversity

Why this is important

This standard promotes a variety of dwelling sizes and types to accommodate the diverse needs of households. The standard promotes inclusivity by providing housing choices for individuals and families at different stages of life to create a vibrant, mixed community.

Dwelling diversity objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3-1

Developments include at least:

- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.
- One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.
- One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

Response: the development contains 6 dwellings and this clause does not apply

Standard B3-2 Parking location

Parking location objective

To minimise the impact of vehicular noise within developments on residents.

Standard B3-2

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres; or
- If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or
- 1 metre where window sills are at least 1.5 metres above ground level.

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the development.

Response:

The vehicular accessway for the dwellings is located along the west boundary, and is well distanced from any living room window.

Standard B3-3 Street integration

Street integration objective

To integrate the layout of development with the street to support the safety and amenity of residents.

Standard B3-3

Where a development fronts a street, a vehicle accessway or abuts public open space:

- Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.
- The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.

Lighting is provided to all external accessways and paths.

Mailboxes are provided for each dwelling and can be communally located.

Response:

The development is in view of the street frontage. The proposed open style picket will allow for passive surveillance.

Light bollards will be provided along the driveway and along the east boundary to illuminate the front entrances of each dwelling.

Standard B3-4 Entry

Entry objectives

To provide each dwelling, apartment development or residential building with its own sense of identity.

To provide entries with weather protection, safe design, natural light and ventilation.

Standard B3-4

Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings

Each dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway.
- Is not accessed through a garage.
- Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.

Response:

Whilst entrances to each dwelling are not directly visible from the street, the pathway and porches leading to each dwelling are visible from the street front; each dwelling will be suitably numbered for visitors; covered porches will also assist in identifying the entry points for the dwellings.

Standard B3-5 Private open space

Private open space objectives

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B3-5

A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table B3-5; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

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

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

Response:

Each dwelling has been provided with a Balcony having a minimum width of 2m and an area of 8m²

In addition, there is a common area (89m²) of Private open space which is available to all occupants of the development along at the rear north-end of the complex.

Standard B3-6 Solar access to open space

Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B3-6

The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Diagram B3-6 Solar access to open space

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.

Standard B3-7 Functional layout

Functional layout objective

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

Standard B3-7

Bedrooms:

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

Table B3-7.1 Bedroom dimensions	Minimum width	Minimum depth
Bedroom type		
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Response:

Each dwelling has been provided with functional and adequate areas in which the occupants can live their lifestyle in privacy and without detrimentally affecting those with the development nor the adjoining neighbours.

Living and kitchen rooms are spacious, and comply with the minimum room depth requirements; bedrooms are also above the required room dimension specified in the above Table.

Main Bedrooms at First floor level are 3.5m x 3.5m

The second Bedroom at Ground floor level are 3x3m

Therefore comply.

Standard B3-8 Room depth

Room depth objective

To allow adequate daylight into single aspect habitable rooms.

Standard B3-8

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

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen; and
- The kitchen is located furthest from the window; and
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and
- An overhang extends no more than 2m beyond the window of the single aspect habitable room.

In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Response:

The living room depths do not exceed 2.5 times the ceiling height (2.45m x 2.5m = 6.12m)

Maximum depth of living rooms is 4.4m, therefore complies

Standard B3-9 Daylight to new windows

Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

Standard B3-9

Dwelling (other than a dwelling in or forming part of an apartment development)

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

Habitable rooms in a dwelling have a window that faces:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or
- A 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.

Dwelling in or forming part of an apartment development

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

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

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

Response:

All rooms are provided with windows to provide adequate daylight to the sky.

Standard B3-10 Natural ventilation**Natural ventilation objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10**Dwelling (other than a dwelling in or forming part of an apartment development)**

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Response:

On each level, windows have been designed and located to provide good cross- ventilation.

Refer to drawings for typical Airflow Ventilation plans.

Standard B3-11 Storage**Storage objective**

To provide adequate storage facilities for each dwelling.

Standard B3-11**Dwelling (other than a dwelling in or forming part of an apartment development)**

Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

Dwelling in or forming part of an apartment development

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.

Table B3-11 Storage Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Response:

Storage areas have been provided to each dwelling as follows to comply with the above Requirements.

Total Storage for dwelling 1-6 =m3**Dwelling 1-6:**

Ground Floor - Robe-2.60m³ in Bedroom 2 of each dwelling

-Under Stair – 3.9m³

- Shelving over bonnet – 3.3 m³

First Floor - Robe – 2.65m³

Cupboards/ overhead Cpds. - 2.15 m³

Total Storage 14.6m³

Therefore, complies for a 2 Bedroom dwelling

Standard B3-12 Accessibility for apartment development's objective

Accessibility for apartment development's objective

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B3-12

At least 50 per cent of dwellings in or forming part of an apartment development have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.

Table B3-12 Bathroom design- Design option A

Door opening

Door design

Circulation area

Design option B

A clear 850mm wide door opening.

Either:

- A slide door, or
- A door that opens outwards, or
- A door that opens inwards that is clear of the circulation area and has readily removable hinges.

A clear circulation area that is:

- A minimum area of 1.2 metres by 1.2 metres.
- Located in front of the shower and the toilet.
- Clear of the toilet, basin and the door swing.
- The circulation area for the toilet and shower can overlap.

A clear 820mm wide door opening located opposite the shower.

Either:

- A slide door, or
- A door that opens outwards, or
- A door that opens inwards and has readily removable hinges.

A clear circulation area that is:

- A minimum width of 1 metre.
- The full length of the bathroom and a minimum length of 2.7 metres.
- Clear of the toilet and basin.
- The circulation area can include a shower area.

Response:

920mm doors will be provided to all Entry and bedroom doors. Corridor spaces will have a minimum of 1.1m.

Shower/ toilet compartments will have a minimum of 1.0m x 1.3m clear space in front of shower toilet area.

55.04 EXTERNAL AMENITY

Standard B4-1 Daylight to existing windows

Daylight to existing windows objective:

To allow adequate daylight into existing habitable room windows.

Standard B4-1

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

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

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

Response:

All existing habitable windows will have adequate daylight of at least a 3m² light court as they are well distance from common boundaries.

The proposed building will be setback as per Table B2-3.1 to ensure windows on adjoining allotments receive adequate daylight.

Standard B4-2 Existing north-facing windows**Standard B4-2**

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

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

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

Response:

There are no north-facing windows on adjoining allotments and therefore this clause does not apply.

Standard B4-3 Overshadowing secluded open space objective**Overshadowing secluded open space objective**

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

Standard B4-3

The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

Response:

The property at N0: 47, will have approximately 182m² of SPOS that is not overshadowed (at 9.00AM, which is the hour of maximum overshadowing for that allotment). The majority of the overshadowing will fall on the driveway area.

The property at N0: 51 will have approximately 45.5m² on SPOS that is not overshadowed (at 3.00 PM, which is the hour of maximum overshadowing for that allotment)

There is no overshadowing to site to the north.

Refer to Shadow Diagrams TP-o6-09 inclusive

Complies with the above Standard.

Standard B4-4 Overlooking**Overlooking objective**

To limit views into existing secluded private open space and habitable room windows.

Standard B4-4

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

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

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

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

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

Screens used to obscure a view are:

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

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

Response:

Balconies on the first floor to the west of each dwelling will be screened with either obscure glazing to a height of 1700mm above the Balcony floor, or, other approved screen as described above.

Standard B4-5 Internal views

Internal views objective

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

Standard B4-5

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

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

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

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

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

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

Response:

The Secluded Private Open Spaces (SPOS) of 8m² which have been provided in the form of a Balcony will be suitably screened as per Standard B4-4.

All other areas of private open space are common areas and accessible to all occupants (89m²) at the north end of the site.

55.05 SUSTAINABILITY

Standard B5-1 Permeability and stormwater management

Permeability and stormwater management objective

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

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To contribute to urban cooling.

Standard B5-1

The site area covered by the pervious surfaces is at least 20 percent of the site.

The development includes a stormwater management system designed to:

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

Note:

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

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

Response:

A Water Management Plan will be provided once the Planning Permit is issued.

Standard B5-2 Overshadowing domestic solar energy systems

Overshadowing domestic solar energy systems objective

To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

Standard B5-2

Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

Response:

Some overshadowing of the existing solar panels in part at N0: 51 for the later afternoon, namely around 3.00 PM.

For 9.00AM to 2.00 PM, the solar panels will receive normal sunlight.

Standard B5-3 Rooftop solar energy generation area

Rooftop solar energy generation area objective

To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

Standard B5-3

In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

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

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

Response: Each dwelling has a north-facing flat roof area of at least 48m² to accommodate solar energy panels.

Complies.

Standard B5-4 Solar protection to new north-facing windows

Solar protection to new north-facing windows objective

To encourage external shading of north facing windows to minimise summer heat gain.

Standard B5-4

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

Response: Sun-shading devices will be provided to Kitchen and Dining room north-facing windows of dwelling 6.

Standard B5-5 Waste and recycling**Waste and recycling objectives**

To ensure dwellings are designed to facilitate waste recycling.

To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Standard B5-5**Dwelling (other than a dwelling in or forming part of an apartment development)**

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.

Table B5-5.1 Bin storage	Minimum area	Minimum depth	Minimum height
Type of bin storage area			
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metres	1.8 metres

Dwelling in or forming part of an apartment development

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

Table B5-5.2 Apartment bin storage	Minimum area	Minimum depth	Minimum height
Number of dwellings			
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

Response: 2 x240L shared bins will be provide between each 2 dwellings; refer to site plan for location

Standard B5-6 Noise impacts

To minimise the impact of mechanical plant noise located in the development.

Standard B5-6

Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line-of-sight barrier to transmission of noise and the location of all relevant bedrooms.

Response:

Vehicles will be boused in garages at Ground Floor level and separated from living and Bedroom areas at the upper levels. Walls and floors between garages and living areas will be insulated to minimised noise transfer.

Standard B5-7 Energy efficiency for apartment developments**Energy efficiency for apartment developments objectives**

To achieve energy efficient dwellings and buildings.

To ensure dwellings achieve adequate thermal efficiency.

Standard B5-7

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

Table B5-7 Cooling load NatHERS climate zone	NatHERS maximum cooling load MJ/M₂ per annum
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Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Response:
A minimum 7- Star Energy Rating Report will be prepared for the development and submitted as part of the Planning Application.

CONCLUSION:

The proposed development generally complies with requirements of Clause 55.0 of the Town house and Low-Rise Guidelines introduced by the state government in May 2025, by providing housing where occupants can enjoy their own lifestyles in well -designed living and bedroom areas that are functional and spacious. Simultaneously they can do so without detrimentally affecting the amenities of those within and around the site the adjoining neighbours.

The overall height and setback of the building is compliant with Table B2-3 requirements, and each dwelling has direct access to an area of Secluded Private Open Space in the form of a balcony; all balconies will be appropriately screened to prevent overlooking, to within and around the adjoining allotments.

Whilst the building form is of 2- storey construction, it is well articulated in both planes to reduce the bulk and mass of the building.

A Landscape plan has been provided for the Town Planning application assessment.

The development has been designed to meet the new Townhouse and Low-Rise Housing Guidelines for the abovementioned reasons, and ask that Council favourably support the application.