

# Townhouse and Low-Rise Code

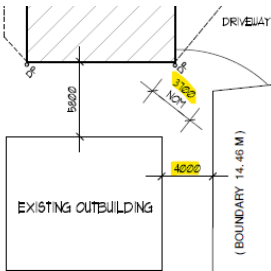
Written Statement checklist – Lot 2, 21 Dennys Court, Grovedale



Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

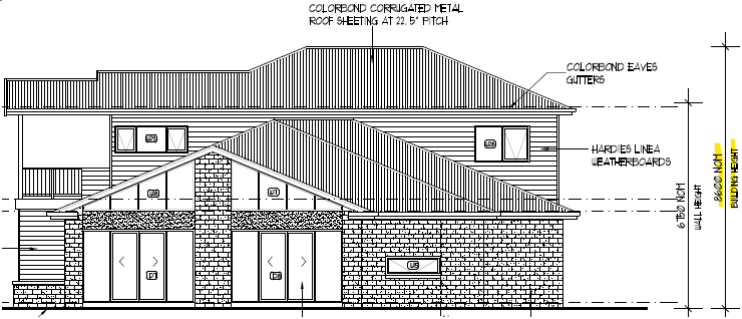
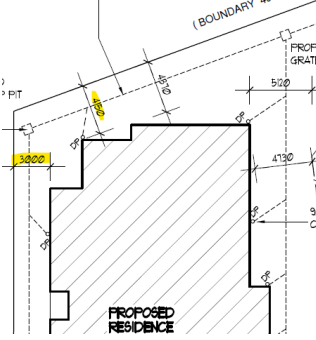
This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.


Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<div style="border: 1px solid black; padding: 5px;"> <p><b>Street setback objectives</b></p> <p>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p> </div> <p>The site is located on an inverted/concave corner of a circular common property ‘Carmack Court’. Standard does not describe this specific situation in relation to frontage to common property. An existing shed on the site is setback 4m from Carmack Court, with the existing dwelling to the east setback approximately 4.3m. The proposed second dwelling will be setback 3.7m from Carmack Court.</p> <p>Based on Standard B2-1, a minimum front setback of 4m from the ‘street’, Carmack Court, is required.</p>  <p style="text-align: right;"><b>Drawing 4614-WD1</b></p>

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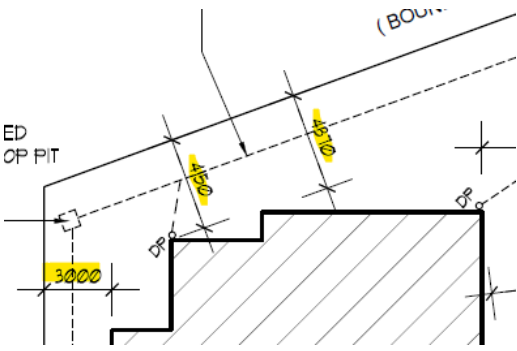
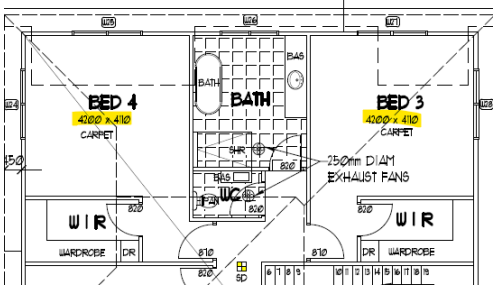
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			<p><b>Explanation:</b></p> <p><u>Objective</u> – There is no existing neighbourhood character set for this development, which is isolated from that of surrounding existing residential developments. The subdivision is currently under construction, with a dwelling on the same lot to the east setback approximately 4.5m from Carmack Court, and the original dwelling on Lot 1 having setbacks to Carmack Court of approximately 13m and 2m. Due to its circular nature of the court, the original dwelling has both a front and side setback to Carmack Court. Based on the unique nature of this infill development, the ‘preferred’ neighbourhood character could be described as ‘intimate’.</p> <p>It is noted that dwellings within the approach to this site on the western side of Dennys Court have front setbacks in the vicinity of 4m.</p> <p><u>Decision Guidelines</u> – There are no specific neighbourhood character objectives, policies or statements set out in the planning scheme relevant to this locality.</p> <p>The front setbacks of the existing and proposed dwellings are constrained by the circular nature of the common property access, size of the development and the fact that many of the lots have two ‘street’ frontages.</p> <p>The prevailing setbacks within the development are vast, 13-2m, making this 3.7m setback for the second dwelling appropriate in this instance.</p> <p>There will be no visual impact regarding this second dwelling when viewed from public land, being Dennys Court, or from the Waurn Ponds walking track.</p> <p>The different setback will have no impact in relation to the retention of canopy trees.</p>
Standard B2-2 Building height (Clause 55.02-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<p><b>Commentary</b> – Although double storey, the height of the second dwelling will be 8.6m, below the 9m maximum height specified in the standard.</p>

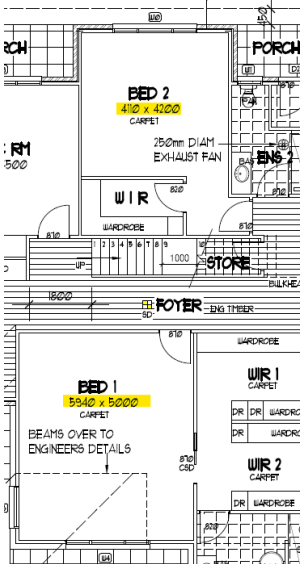
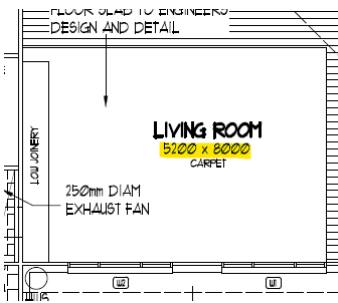
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p>North Elevation, <i>Drawing 4614-WD4</i></p>
<p>Standard B2-3 Side and rear setbacks (Clause 55.02-3)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met</p>	<p><b>Commentary</b> – The second dwelling will be setback 3m from the western title boundary and 4.5m from the rear, northern, boundary. Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. There will therefore be no adverse impact on the amenity of existing dwellings in the vicinity posed by this development.</p>  <p><i>Drawing 4614-WD1</i></p>

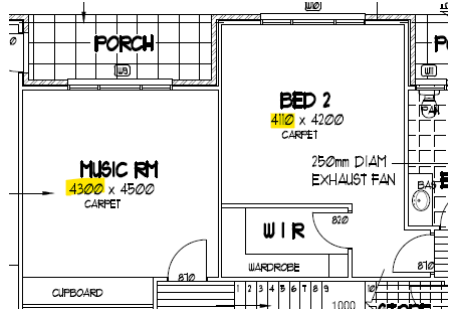
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-4 Walls on boundaries (Clause 55.02-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – There will be no walls constructed on any title boundaries, therefore there will be no adverse impact on the amenity of <u>existing dwellings</u> on adjoining lots.
Standard B2-5 Site coverage (Clause 55.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – Standard B2-5 specifies a maximum site coverage of 65% in the General Residential Zone. The site is 2,704m <sup>2</sup> in area, with the built area (existing dwelling, 342m <sup>2</sup> , existing outbuilding, approx. 131m <sup>2</sup> , proposed dwelling, 474.1m <sup>2</sup> ) total of 947m <sup>2</sup> . The overall site coverage is therefore 35%.
Standard B2-6 Access (Clause 55.02-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – The site has an overall frontage of 86.12m to Carmack Court. The existing dwelling and outbuilding currently have access to Carmack Court of approximately 20m. A new 5m wide access to Carmack Court is proposed for the new dwelling. Approximately 29% of the site will be used as accessways, within the 33% requirement of the standard. The land does not access a road in a Transport 2 or 3 Zone. Accessways do not encroach on any tree protection zone/s.
Standard B2-7 Tree canopy (Clause 55.02-7)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<div style="border: 1px solid black; padding: 5px;"> <p><b>Tree canopy objectives</b></p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p> </div> <p>Under the requirements of the standard, a site with an area of more than 1,000m<sup>2</sup> provide canopy cover of 20% of the site. In this instance, tree canopy of 540.8m<sup>2</sup> should be provided.</p> <p>It is considered the proposal is consistent with the above objectives and decision guidelines as detailed below.</p>

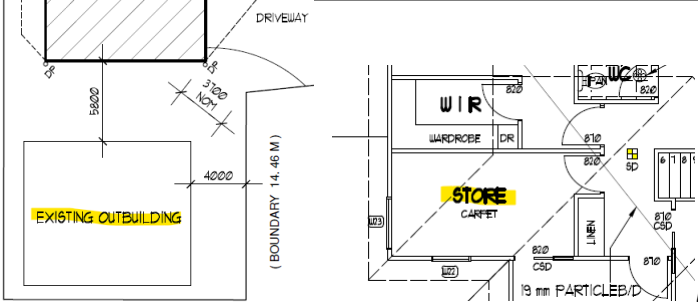
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			<p><b>Explanation:</b></p> <p><u>Objective</u> – Trees currently exist to the north of the tennis court and surrounding the original dwelling on Lot 1. Minimal canopy trees exist on adjacent residential properties as evident in the below aerial. The proposed second dwelling will not result in the loss of any existing canopy trees. Upon completion of the second dwelling, landscaping will be undertaken appropriate for land within a designated bushfire prone area.</p>  <p><i>Nearmap 29.10.2025</i></p> <p><u>Decision Guidelines</u> – The context of the site is characterised as medium density residential infill development currently under construction. Consequently, existing canopy cover is minimal. Trees appropriate for land within a designated bushfire prone area will be planted post completion of building works.</p>




Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-5 Private open space (Clause 55.03-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – An area in excess of 25m<sup>2</sup>, with a minimum dimension of 3m has been provided to the north of the proposed dwelling.</p>  <p><i>Drawing 4614-WD1</i></p>
Standard B3-6 Solar access to open space (Clause 55.03-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – The proposed dwelling is orientated to allow for appropriate north facing open space.</p>
Standard B3-7 Functional layout (Clause 55.03-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – Master bedroom all other bedrooms exceed the minimum 3m x 3.4m and 3m x 3m minimum width and depth requirements.</p>  <p><i>Drawing 4614-WD3</i></p>

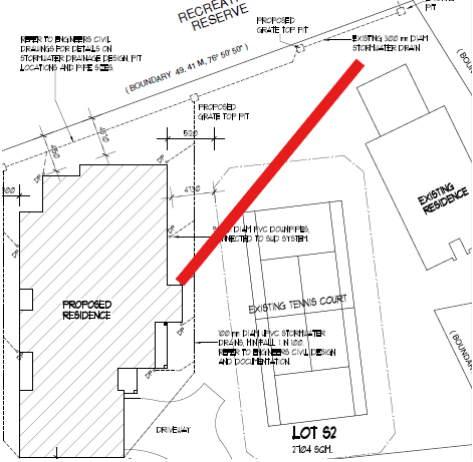
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p><b>Drawing 4614-WD2</b></p> <p>Living area exceeds the minimum 3.6m width and 12 square metre minimum requirements.</p>  <p><b>Drawing 4614-WD2</b></p>

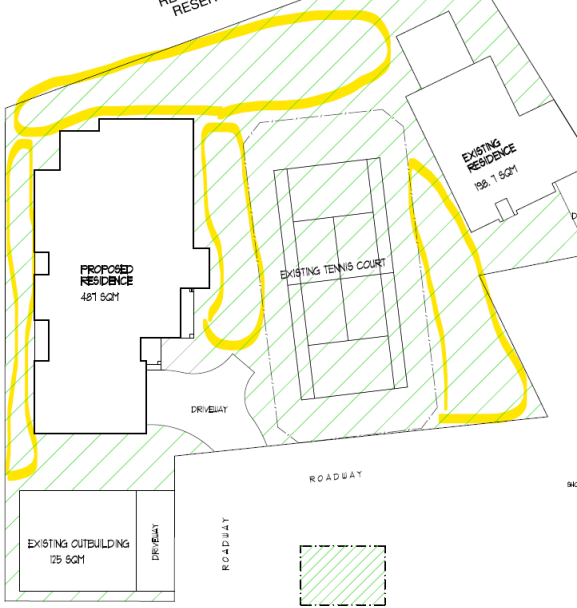
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-8 Room depth (Clause 55.03-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – Bedroom 2 and the ground floor music room are single aspect, with a depth of 4.1 and 4.3m respectively, with 3m high ceiling, not exceeding 2.5 times the ceiling height.</p>  <p><i>Drawing 4614-WD2</i></p> <p>All other rooms are multi-aspect, with more than one window.</p>
Standard B3-9 Daylight to new windows (Clause 55.03-9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – All habitable room windows will be open to the sky with a minimum area of 3m<sup>2</sup> and minimum dimension of 1m clear to the sky.</p>
Standard B3-10 Natural ventilation (Clause 55.03-10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – The proposed dwelling contains openable windows and doors in all elevations allowing for appropriate breeze paths.</p>
Standard B3-11 Storage (Clause 55.03-11)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<p><b>Commentary</b> – An existing outbuilding in excess of 18m<sup>3</sup> has been provided to the south of the proposed dwelling. In addition, in excess of 12m<sup>3</sup> of storage volume is available within the dwelling by way of robes, linen cupboards and the first floor store room.</p>


Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p><b>Drawing 4614-WD1 &amp; WD3</b></p>
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	<b>N/A</b> – This application is not an apartment development.
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – No wall more than 3m in height is within 1m of an existing habitable room window. All habitable room windows on existing surrounding dwellings are in excess of 1m from the subject site.
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – There are no existing north facing habitable room windows within 3m of the boundary.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<b>Commentary</b> – No existing secluded open space on adjacent land will be overshadowed due to the size of the adjacent land and location of existing dwellings and subsequent secluded open space.

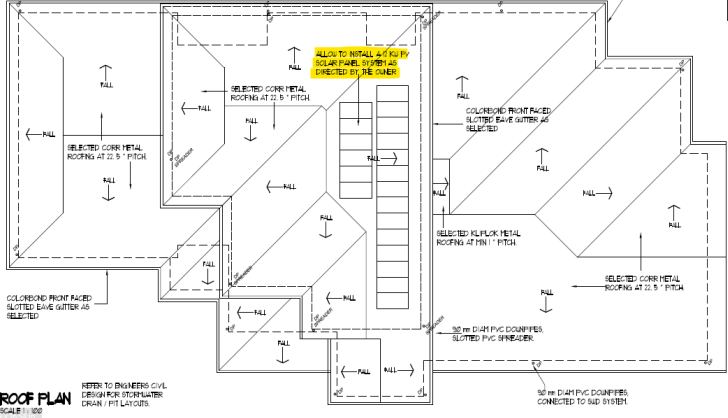
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			<p style="text-align: right;"><b>Drawing 4614-WD10</b></p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p data-bbox="1563 991 1800 1018"><b>Nearmap 29.10.2025</b></p>
Standard B4-4 Overlooking (Clause 55.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<p><b>Commentary</b> – There is no existing secluded private open space within 9m of a window.</p>
Standard B4-5 Internal views (Clause 55.04-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – The balcony to the first floor rumpus room is in excess of 30m from the north facing secluded open space of the existing dwelling to the east.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p style="text-align: right;"><b>Drawing 4614-WD1</b></p>
<p>Standard B5-1 Permeability and stormwater management (Clause 55.05-1)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – In excess of 20% of the site contains permeable grass surfaces including areas to the north of the dwelling and tennis court, east and west of the tennis court and west of the dwelling.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p style="text-align: right;"><b>Drawing 4614-WD8</b></p>
<p>Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met</p>	<p><b>Commentary</b> – Existing domestic solar energy systems will not be overshadowed by the proposed second dwelling.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p data-bbox="1666 938 1899 962"><i>Nearmap 29.10.2025</i></p>
<p>Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – The dwellings have been designed to allow for the future installation of appropriately sited rooftop solar energy systems.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			 <p style="text-align: right;"><b>Drawing 4614-WD7</b></p>
<p>Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – Provision has been made for appropriate solar protection of north facing windows by way of a 900mm eave to the family room and 450mm eave to bedroom 3 and rumpus room.</p>
<p>Standard B5-5 Waste and recycling (Clause 55.05-5)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – Due to the size of the site, sufficient space exists for the provision of bin storage.</p>
<p>Standard B5-6 Noise impacts (Clause 55.05-6)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>Commentary</b> – No mechanical car storage or lift facilities are proposed as part of this development. All servicing equipment will be appropriately located to minimise any offsite noise impacts.</p>
<p>Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No, irrespective of whether the standard is met or not.</p>	<p><b>N/A</b> – This proposal is not for an apartment development.</p>