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Design Response Report

Development of Land for Two (2) Dwellings
12 Callistemon Court OCEAN GROVE

February 2026

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Subject Site & Surrounds

Subject site

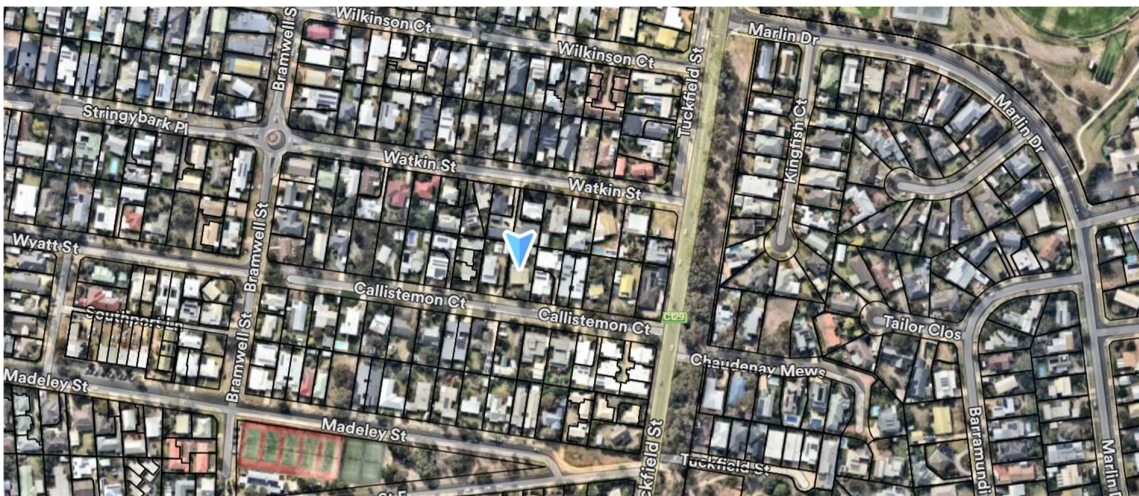
The subject site is rectangular in shape parcel of 833.87 square metres located on the northern side of Callistemon Court in Ocean Grove. The frontage of the site to Callistemon Court is 20.18 metres and the site has a depth of 41.45 metres. The site is legally referred to as Lot 512 on lodged plan 1858.

There is one formed concrete vehicular crossover providing access directly from Callistemon Court. There is a concrete pedestrian foot path along the street frontage and a grassed nature housing an established tree.

The subject site is not within area of Aboriginal Cultural Heritage Significance. A cultural heritage management plan is not required.

The site is zoned Neighbourhood Residential - schedule 4 (NRZ4) and is affected by the following overlays:

- Significant landscape overlay – schedule 15 (SLO15)



Subject Site Source: Nearmap 29 October 2025

Surrounding area

The surrounding area is primarily residential with 1970-80s development locally prevalent. The vast majority of allotments range from 800 to 900 square metres in area accommodating single detached dwellings. Although, much of the built form comprises original housing stock within Ocean Grove with additions to the rear there are many examples of more recent infill multi-dwelling development accommodating medium density housing.

Details of Proposal

This application seeks to construct two (2) dwellings at 12 Callistemon Court Ocean Grove. The proposed dwellings are to include the following spaces:

	Living	Bedrooms	Bathrooms	Additional Rooms	Private Open Space (m ²)	Parking
Dwelling 1	Kitchen, Meals & Living	4	2	Separate lounge	SPOS >3m 110.88	Double garage
Dwelling 2	Kitchen, Meals & Living	4	2	Separate lounge	SPOS >3m 111.76	Double garage

Planning triggers

Zoning

Pursuant to 32.09-7 of the Planning Scheme a permit is required to construct two or more dwellings on a lot. As such, a planning permit is triggered by this clause.

Overlays

Pursuant to schedule 15 of 42.03 of the Planning Scheme a permit is not required to construct a building or carry out works provided if all of the requirements are met. Proposed dwellings are not setback at least 2 metres from one side boundary. As such, a planning permit for this application is triggered by this clause.

Planning Policies

State and Local Planning Policy Frameworks

00 Purpose and Vision

Pursuant to clause 55 of the Planning Scheme, despite any other provisions, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider the Municipal Planning Strategy, unless an applicable decision guideline specifies otherwise.

10 Planning Policy Framework

Pursuant to clause 55 of the Planning Scheme, despite any other provisions, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider the Planning Policy Framework, unless an applicable decision guideline specifies otherwise.

Zoning and Overlays

Zoning, Minimum Garden Area and Overlays

3.0 Zoning

32.09 Neighbourhood Residential Zone

The Neighbourhood Residential Zone provisions contained in the Greater Geelong's Planning Scheme has four main purposes.

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To recognise areas of predominantly single and double storey residential development
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.09-2 Table of uses – Section 1 Permit not required

Use	Condition
Dwelling (other than Bed and breakfast)	None
Home based business	
Informal outdoor recreation	

32.09-4 Minimum Garden Area requirement

Pursuant to 32.09-4 of the Planning Scheme an application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out below:

Allotment size (in square metres)	Minimum % of allotment set aside as garden area	Applicable
400-500	25	
500-650	30	
650 and over	35	Yes

The proposal is compliant with clause 32.09-4 as:

The site occupies an area of 833.87 square metres and the proposed dwellings present an overall site coverage of 58.14%, resulting in having sufficient remaining land to provide for more than 35% garden area.

This application includes **35.15% garden area**.

32.09-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Pursuant to Clause 32.09-7 of the Planning Scheme, a permit is required for the construction of two or more dwellings on a lot. As such, the proposal is triggered by this clause.

Schedule 4 to the Neighbourhood Residential Zone

Standard	Ref	Description	Design Response	
Minimum Street Setback	B2-1	None specified	<i>In compliance with B2-1</i>	√
Site Coverage	B2-5	None specified	<i>In compliance with B2-5</i>	√
Private Open Space	B3-5	None specified	<i>In compliance with B3-5</i>	√
Front Fence Height	B2-8	None specified	<i>In compliance with B2-8</i>	√

Zoning – Design Response Discussion

The proposed dwellings have considered and responded to the purpose of the zone. The subject land is located in close proximity to a variety of facilities and services.

In summary the policy context encourages greater choice in the type of housing to meet the varied accommodation needs of the community and is situated within easy access to public transport, shopping and community facilities; while respecting character and residential amenity, including natural assets and consideration of views. It achieves minimum garden area requirements.

The site is located in close proximity to local shopping, community facilities, education facilities, and public open space reserves. The character of the neighbourhood and surrounds have been fully considered in the design response for this development and is considered to be consistent and in keeping.

4.0 Overlays

42.03 Significant Landscape Overlay

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Schedule 15 to the Significant Landscape Overlay

Ocean grove significant tree residential area

1.0 Statement of nature and key elements of landscape

This precinct within Ocean Grove is distinctive due to the high number of significant canopy trees (indigenous and other Australian native) located on both public and private land. These

trees are a dominant feature of the neighbourhood with buildings nestled within spacious bush garden settings.

Dwellings in the area generally sit below the tree canopy and are characterised by low density and scale, detached housing surrounded by generous areas of open space capable of accommodating significant and multiple canopy trees.

Vegetation includes the threatened Bellarine Yellow-gum *Eucalyptus leucoxylon* subsp. *bellarinensis* which are endemic to the Bellarine Peninsula and Surf Coast. The residential streetscape and private gardens within the precinct support a large component of the remnant Bellarine Yellow-gum population. The retention of these trees is important for the ongoing survival of the species.

The incremental loss of significant indigenous and other Australian native canopy trees has the potential to change the character of the area over time. The retention of existing and establishment of new canopy trees by ensuring a reasonable proportion of the site is free from buildings and hard surfaces will help integrate and reduce the impact of new development on neighbourhood character.

For the purposes of this Schedule, a significant tree is any Australian native tree 3 or more metres in height.

2.0 Landscape character objective to be achieved

- To enhance the spacious bush garden character of the area characterised by unobtrusive buildings and the dominance of established Australian native canopy trees by protecting significant Australian native or indigenous canopy trees, minimising the impact of development or works on these trees, and providing adequate space for replacement and new trees, particularly locally indigenous trees..

3.0 Permit requirement

Pursuant to schedule 15 of 42.03 of the Planning Scheme a permit is not required to construct a building or carry out works provided all of the following requirements are met:

- No more than 60 per cent of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.
- At least 40 per cent of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).
- Proposed buildings are setback a minimum of 2 metres from one side boundary.
- There is only one dwelling on the lot.
- Works are not being carried out within the drip line (outer edge of tree canopy) of a significant tree including a significant tree on an adjoining property or nature strip.

A permit is required to remove, destroy or lop a tree. This does not apply to:

- Australian native trees less than 3 metres in height.
- Exotic trees.
- A tree listed within the incorporated document, Environmental Weeds, City of Greater Geelong, September 2008.
- Pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.

- A tree that presents an immediate risk of personal injury or damage to property, if only that part of the tree which presents the immediate risk is removed, destroyed or lopped.
- Pruning or lopping a tree to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- A tree that is dead.
- Maintaining a Minor Utility Installation to the minimum extent necessary by the relevant authority.
- Works carried out in accordance with the Geelong Street Tree Policy by or on behalf of the responsible authority..

Proposed dwellings are not setback at least 2 metres from one side boundary. As such, a planning permit for this application **is** triggered by this clause.

5.0 Decision guidelines

Guideline

Design response

Whether buildings sit within a treed garden setting.

This application includes a total tree canopy cover of 106.14 square metres, exceeding the minimum requirements of standard B3-7 of clause 55. Proposed front and rear setbacks promotes the planting of trees and vegetation supporting a treed garden setting and canopy backdrop to the streetscape.

Whether a design response plan has been submitted with any permit for buildings and works that shows:

Refer to architectural plans

- Location of existing building(s) on the site and on surrounding properties.
- The use of surrounding buildings.
- Location of significant trees existing on the site and any significant trees removed.
- Details of significant trees within 3 metres of the subject site boundary on any adjoining property.
- Location and canopy size of street trees adjacent to the site.
- Views to and from the site.
- Any other notable features or characteristics of the site.

Whether a report from a suitably qualified arborist has been submitted with any application for buildings and works within the drip line of a significant tree on the subject or adjoining land that shows how the tree will be managed during construction.

None

Whether the siting and footprint of buildings and availability of areas not covered by impervious surfaces enables the retention of significant trees and planting of new canopy trees.

Proposed siting and permeable surfaces enable the retention of significant trees and planting of new canopy trees

The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall health and appearance of any trees.	<i>This application does not result in the removal of significant vegetation. Proposed siting avoids damage to trees and penetration of TPZs</i>
Whether any street trees will need to be removed or detrimentally affected.	<i>No street trees will be affected by the proposed crossover</i>
Whether a landscaping plan has been submitted with any application, that incorporates at least 2 canopy trees per site (parent lot) and the use of local indigenous or other Australian native species.	<i>Refer to landscape plan</i>
Whether new trees are consistent with the character of existing vegetation, whether new trees have sufficient space to reach maturity and the proportion of new trees that would be semi-advanced or advanced in size at the time of planting.	<i>Adequate space has been provided to achieve meaningful landscaping outcomes for the dwellings within the front and rear private open space areas</i>
<p>Whether a report from a suitably qualified arborist has been submitted with any application to remove, destroy or lop a significant tree that:</p> <ul style="list-style-type: none"> – Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the tree(s) to be removed. – Includes details of trees within 3 metres of the subject site boundary on any adjoining property. – Describes the tree(s) to be removed, including the genus, species, extent, number, height, health and quality of the tree(s) to be removed. – Specifies the purpose of the proposed removal, destruction or lopping of the tree(s). – Justifies removal and demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable including investigation of alternative development options which do not require removal of the tree(s). – Nominates tree protection zones where proposed development could impact on the tree root systems, canopy and overall health and appearance of trees. – Provides a vegetation management plan for the construction period. 	<i>None</i>
The need to retain a significant tree(s) due to its/their species, age, health, growth characteristics and/or contribution to neighbourhood character.	<i>This application does not result in the removal of significant vegetation</i>
The size, species, age and health of existing tree(s) proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement tree(s).	<i>This application does not result in the removal of significant vegetation</i>
Whether there is a valid reason for removing the tree(s) and alternative options to removal have been fully explored, such as changing the building footprint and/or lopping or trimming tree(s).	<i>This application does not result in the removal of significant vegetation</i>

Particular Provisions

Car Parking & ResCode Assessment

52.06-5 Table 1 – Car Parking Requirements



No 12 Callistemon Court Ocean Grove is within category 1

The proposal is consistent with this particular provision as:

- This proposal utilises the existing crossover along Callistemon Court and introduces another, connecting to two individual driveways, providing access that is safe and convenient to use.
- Car parking to be attached to their associative dwelling, allowing for safe and efficient movement within the site.
- This proposal includes two secure car spaces per dwelling, limiting the need for on street car parking along Callistemon Court.
- Car parking capacity is responsive to the likely demand generated
- Local public transport infrastructure provide transport alternative.

Use	Dwelling	Rate	Parking Required	Parking Provided
Dwelling	Existing Dwelling	1.2 to each dwelling	1.2 x 2 = 2.4, so 2 car space per dwelling	2 ✓
	Proposed Dwelling			2 ✓

Clause 53.03 – RESIDENTIAL RETICULATED GAS SERVICE CONNECTION:

Purpose

- To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

The proposed dwelling will not be connected to a reticulated gas service.

Clause 53.18 – Stormwater Management in Urban Development:

Water Sensitive Urban Design (WSUD) treatments in the form of rainwater tanks to each dwelling can be provided. The application includes site permeability of 35.82% which exceeds the minimum requirements under Standard 5-1 of Clause 55 (which requires 20%), supporting the opportunity for water to filtrate rather than run off into stormwater which will encourage water infiltration.

55 Two or more dwellings on a lot and Residential Buildings

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that responds to the site and the surrounding area.

Application

- Provisions in this clause apply to an application to the classes of applications specified in clauses:
 - 32.04-7, Mixed Use Zone,
 - 32.05-8, Township Zone,
 - 32.07-6, Residential Growth Zone,
 - 32.08-7, General Residential Zone,
 - 32.09-7, Neighbourhood Residential Zone,
 - 32.10-5, Housing Choice and Transport Zone.
- The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.
- The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.
- The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:
 - A dwelling that is not in, or does not form part of, an apartment development; or
 - A residential building.

Written Statement Checklist

	<i>Is the standard fully met</i>	<i>Does an objector have a right of appeal</i>
Standard B-2-1: 55.02-1 - Street setback	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-2: 55.02-2 – Building height	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-3: 55.02-3 – Side and rear setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-4: 55.02-4 – Walls on boundaries	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-5: 55.02-5 – Site coverage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-6: 55.02-6 – Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-7: 55.02-7 – Tree canopy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-8: 55.02-8 – Front fences	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-3-1: 55.03-1 – Dwelling diversity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No

Standard B-3-2 55.03-2 – Parking location	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-3: 55.03-3 – Street integration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-4: 55.03-4 – Entry	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-5: 55.03-5 – Private open space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-6: 55.03-6 – Solar access to OS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-7: 55.03-7 – Functional layout	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-8: 55.03-8 – Room depth	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-9: 55.03-9 – Daylight to new windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-10: 55.03-10 – Natural ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-11: 55.03-11 – Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-12: 55.03-12 – Accessibility for apartment developments	Not applicable	Not applicable
Standard B-4-1: 55.04-1 – Daylight to existing windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-2: 55.04-2 – Existing north facing windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-3: 55.04-3 – Overshadowing SPOS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-4: 55.04-4 – Overlooking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-5: 55.04-5 – Internal views	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-1: 55.05-1 – Permeability and stormwater management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-2: 55.05-2 – Overshadowing domestic solar energy systems	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-5-3: 55.05-3 – Rooftop solar energy generation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-4: 55.05-4 – Solar protection to new north facing windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-5: 55.05-5 – Waste and recycling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-6: 55.05-6 – Noise impacts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-7: 55.05-7 – Energy efficiency for apartment developments	Not applicable	Not applicable

55.02 NEIGHBOURHOOD CHARACTER

55.02-1 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.

Response

No requirements set out in schedule 4 to the zone.

This proposal presents a front setback of 6.00 metres; being reasonably consistent with adjoining neighbours and locally responsive and consistent with table B2-1.

Proposed porches are less than 3.6 metres in height and encroach less than 2.5 metres.

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
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 site is on a corner. 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.

- Standard met**
- Standard not met**

55.02-2 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 round 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 height to the uppermost point of the proposal is well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character.

- Standard met**
- Standard not met**

55.02-3 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.

- B2-3.1:
The building is setback 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 setback 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 setback 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.

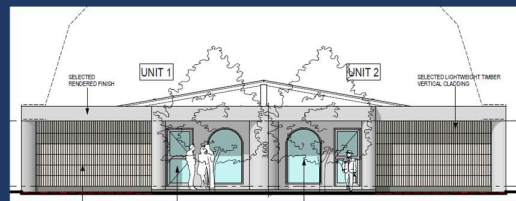
Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

Response

The garages servicing each dwelling partially occupy both side boundaries whilst the remainder of these elevations are setback at least 1.20 metres.

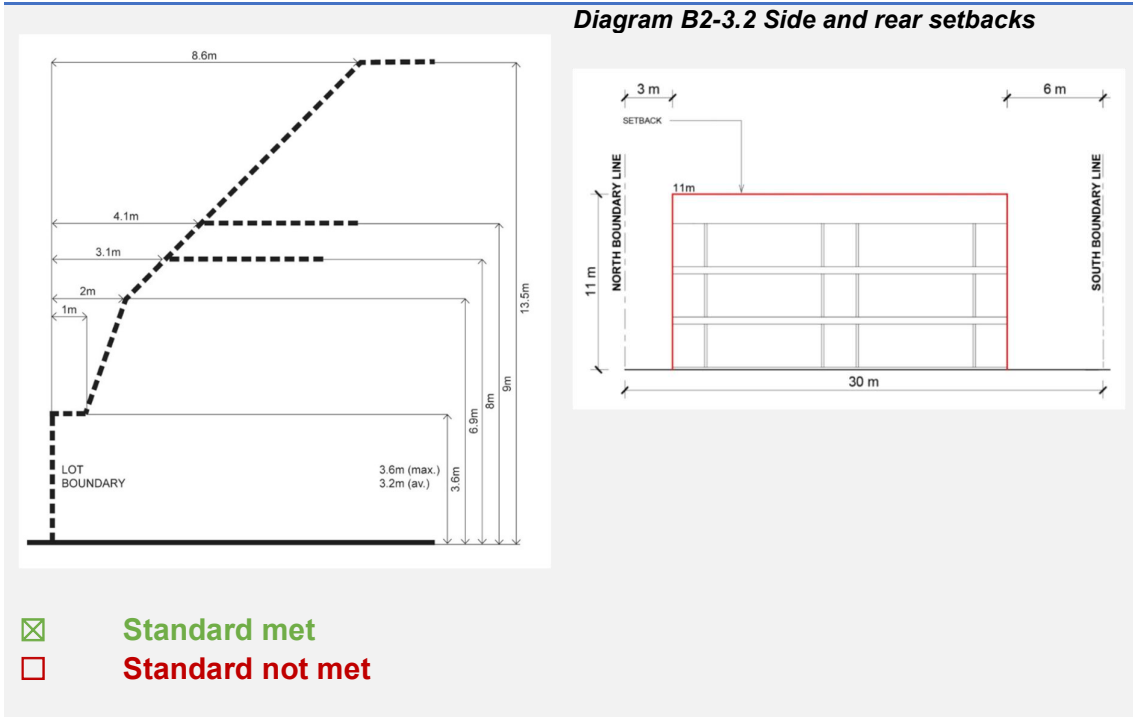
This application introduces rear setbacks of 4.45 metres and 7.38 metres to the open pergola and main dwellings, respectively.



The single storey nature of this application reduces adverse amenity impacts on neighbouring dwellings together with reducing impact of visual bulk on neighbourhood character.

Diagram B2-3.1 Side and rear setbacks

Diagram B2-3.2 Side and rear setbacks



55.02-4 Walls on boundaries objectives

- To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.

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.

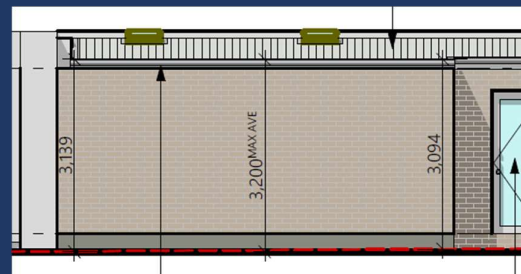
A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary.

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

Response

The garages of each dwelling occupy both side boundaries. The maximum allowable length along the side boundaries is $10m + 25\% (31.45m) = 17.86$ metres. The overall length of these walls is well under.

Each wall has a maximum average height of less than 3.2 metres with no part exceeding 3.6 metres in height.



Eastern elevation

than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

- Standard met**
- Standard not met**

55.02-5 Site coverage objective

- To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

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.

Response

No maximum site coverage is specified in schedule 4 to the zone.

The site occupies an area of 833.87 square metres and this proposal presents a site coverage of 58.14% promoting planting of trees and the provision of open space and permeable surfaces.

Complies / Does-not-comply

Table B2-5 Site coverage

Zone	Area
Neighbourhood Residential Zone Township Zone	60 per cent
General Residential Zone	65 per cent
Residential Growth Zone Mixed Use Zone Housing Choice and Transport Zone	70 per cent

- Standard met**
- Standard not met**

55.02-6 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.

Response

This proposal utilises the existing crossover along Callistemon Court and introduces another crossover, each meet individual driveways leading to proposed parking areas for each dwelling; that are safe and convenient to use.

<p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p>	<p><i>The width of the title frontage is 20.18 metres with the existing and proposed single crossover widths at 6 metres combined; equating to 29.73%.</i></p> <p><i>Callistemon Court is not a transport zone 2/3 road</i></p>
<p>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.</p>	<p><i>The proposed crossover will not encroach the tree protection zone.</i></p>

- Standard met**
- Standard not met**

55.02-7 Tree canopy objective

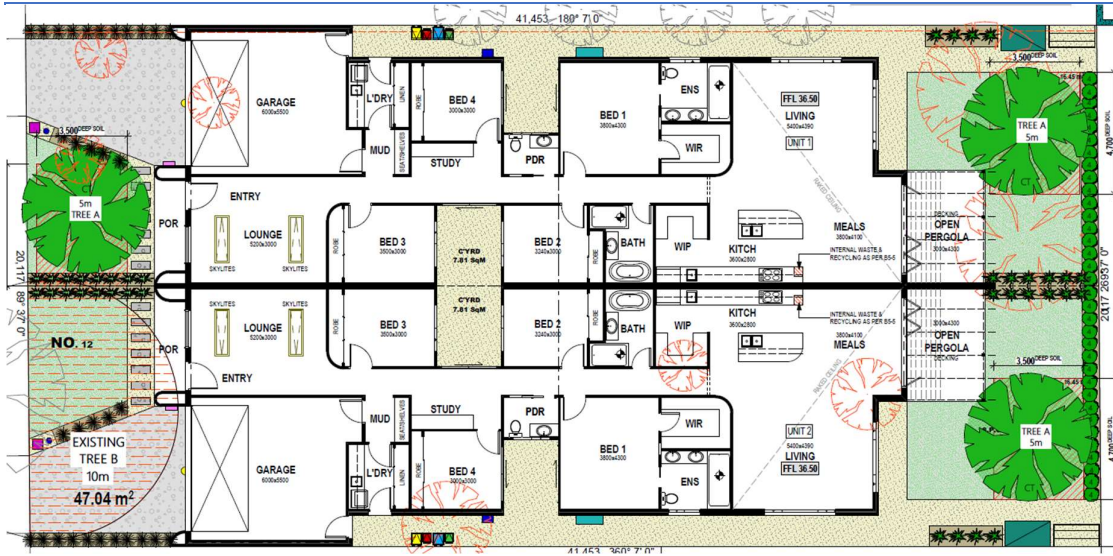
- To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard B2.7

Response

<p>Provide a minimum canopy cover as specified in Table B2-7.1.</p>	<p><i>This proposal will not result in the removal of significant vegetation on the site and seeks to introduce additional vegetation that is contextually compatible with a canopy cover of at least 10% of the site; 83.4 square metres.</i></p> <p><i>Adequate space has been provided to achieve meaningful landscaping outcomes for the dwellings within the front and rear private open space areas</i></p> <p><i>Proposed rear setbacks promotes a canopy backdrop to the streetscape</i></p>
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Complies / Does not comply



B3-7 Tree Canopy Area Calculation %
 Site Area = 833.87 Total
 Tree Type A
 Tree Canopy Area Required = 83.87m² 10%
 3x 5m Canopy Diameter = 19.7m² X3 = 59.10m²
 Total Tree Canopy Cover = 106.14m²

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

Table B2-7.1 Canopy cover

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 sqm (min. plan dimension 2.5 metres)	21 cubic metres (min. plan dimension 2.5 metres)	0.8 metres
B	8 metres	8 metres	50.3 sqm	49 sqm (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 sqm (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension)	1.5 metres

					6.5 metres)	
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- 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.
- Provide at least one new or retained tree in the front setback and the rear setback.
- Trees are located in either:
 - An area of deep soil as specified in Table B2-7.2; or
 - A planter as specified in Table B2-7.2.
- Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Standard met
 Standard not met

55.02-8 Front fences objective

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

Standard B2.8

Response

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.

No requirements specified in schedule 1 to the zone:

No front fencing proposed

Complies / Does not comply

Table B2-8 Maximum front fence height

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

Standard met
 Standard not met

55.03 LIVEABILITY

55.03-1 Dwelling diversity objective

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

Standard B3-1

Response

Developments include at least:

This application involves the development of less than 10 dwellings.

- 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.

- Standard met**
- Standard not met**
- Note applicable**

55.03-2 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 building with the habitable room.

Response

This proposal situates car parking such that they're attached to their associative dwelling providing direct access and are secure and convenient designed to allow for safe and efficient movement within the development.

The design adequately protects residents from vehicular noise within development.

There are no habitable room windows facing accessway.

- Standard met**
- Standard not met**

55.03-3 Street integration objective

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

Standard B3-3

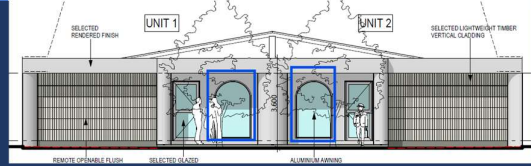
Where a development fronts a street, a vehicle accessway or abuts public open space:

- 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.

Response

The proposed dwellings are orientated to front Callistemon Court. There are two habitable room windows facing Callistemon Court offering passive surveillance throughout the day. No front fencing introduced provides greater observation of adjoining roads.

- 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.



Services within 3 metres Callistemon Court will equate to a total cumulative width of less than 20% of the frontage: 4.04 metres.

Lighting is provided to all external accessways and paths.

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

Mailboxes are proposed along the frontage, in keeping and appropriately positioned for convenient access as required by Australia Post.

- Standard met**
- Standard not met**

55.03-4 Entry objective

- 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

The proposed dwelling entries are visible and easily identifiable from Callistemon Court. The proposed porch and individual street frontages enhance this aspect with a sense of personal address and transitional space around the entry.

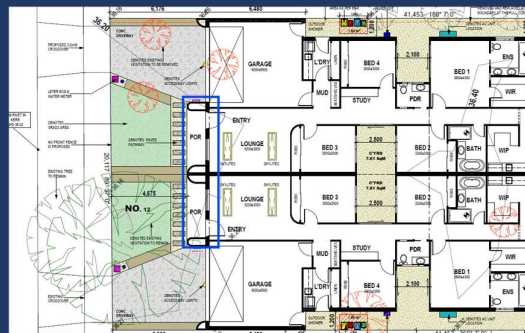
The ground level entry door to the existing and proposed dwellings:

- Have direct line of sight from Callistemon Court and the accessway.
- Are not accessed through a garage.
- Have an external covered area of more than 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.

Apartment development and residential building with a shared entry

An apartment development and each residential building has:

- A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.
- An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building.
- Shared corridors and common areas have at least one source of natural light and natural ventilation.



- Standard met**
- Standard not met**

55.03-5 Private open space objective

- 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.

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

Response

No requirements specified in schedule 1 to the zone.

Over 200 square metres of land has been reserved for secluded private open space, of which more than 100 square metres (per dwelling) is over 3 metres in dimension, subject to sunlight, safe and functional while contributing to the character of the neighbourhood.

	SPOS >3m
Dwelling 1	110.88
Dwelling 2	111.76

Table B3-5 Private open space for a balcony

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
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North (between north 20 degrees west to north 30 degrees east)	All	6 metres	12.6 sqm
South (between north 30 degrees west to south 20 degrees east)	All	8 metres	50.3 sqm
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

- Standard met**
- Standard not met**

55.03-6 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

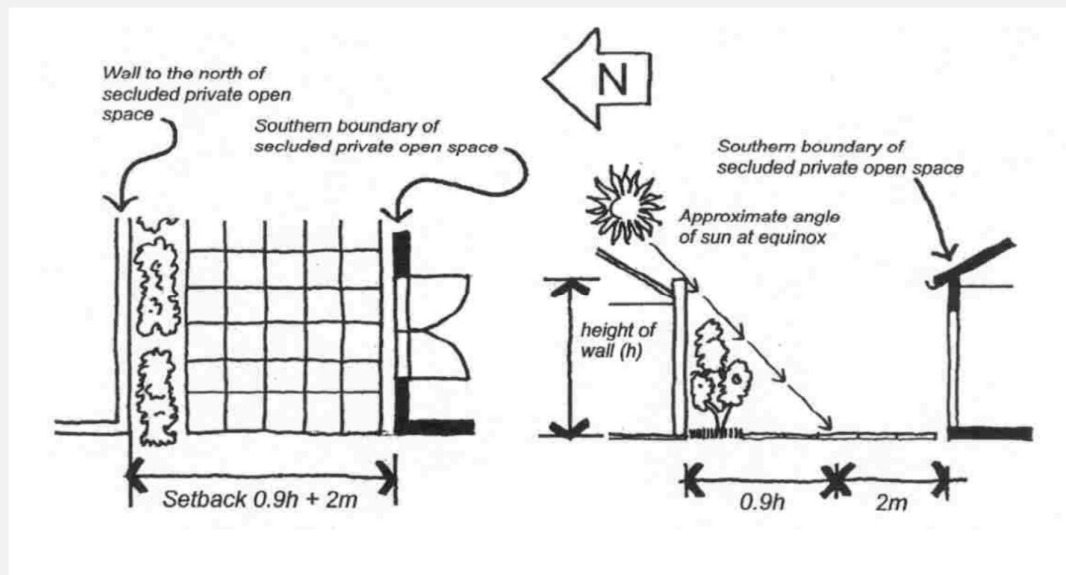
The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Response

Each secluded private open space is located to the north of their associative dwelling. As such, they do not have a wall directly north of SPOS area.

Complies / Does not comply

Diagram B3-6 Solar access to open space



- Standard met**
- Standard not met**

55.03-7 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.

Response

The main bedroom has a minimum width and depth well in excess of 3 metres and 3.4 metres. All other bedrooms have minimum widths and depths well in excess of 3 metres.

The main living areas have the following dimensions.

	Width	Area
Dwelling 1	4.39	39.31
Dwelling 2	4.39	39.31

Table B3-7.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

Table B3-7.2 Living area dimensions

Bedroom type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 metres
2 or more bedroom dwelling	3.6 metres	12 metres

- Standard met**
- Standard not met**

55.03-8 Room depth objectives

- 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

Response

All single aspect habitable room have depths less than 2.5 times the ceiling height ensuring adequate daylight

- 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.

- Standard met**
- Standard not met**

55.03-9 Daylight to new windows objectives

- 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.

Response

Habitable room windows of the proposed dwellings face open space and are provided with more than the minimum dimension of one metre and area of 3 square metres clear to the sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.

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.

Standard not met

55.03-11 Storage objectives

- 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.

Response

This proposal presents over 18 cubic metres of storage space per dwelling, of which at least 12 cubic metres is within the dwelling.

At least 6 cubic metres of external storage space provided for the proposed dwellings within the proposed sheds at rear.

Table B3-7.1 Bedroom dimensions

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

Standard met

Standard not met

55.03-12 Accessibility for apartment developments objectives

- 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.

Response

This application does not involve the construction or extension of:

- A dwelling that is not in, or does not form part of, an apartment development; or*
- A residential building.*

Table B3-12 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> • 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 	Either: <ul style="list-style-type: none"> • A slide door; or • A door that opens outwards; or • A door that opens inwards and has readily removable hinges
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> • 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 circulation area that is: <ul style="list-style-type: none"> • 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.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

- Standard met
 Standard not met
 Note applicable

55.04 EXTERNAL AMENITY

55.04-1 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.

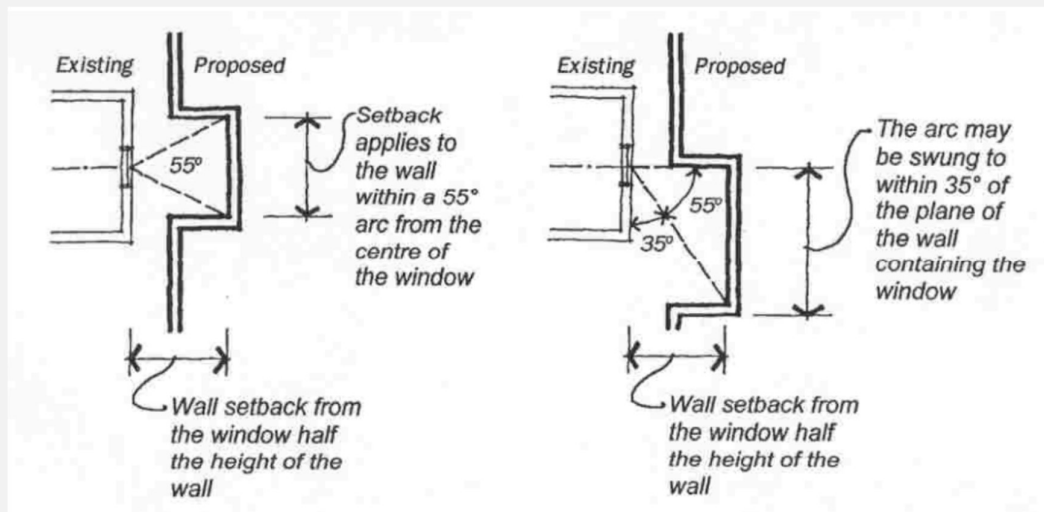
Response

The proposed dwellings will not reduce the amount of natural daylight entering habitable room windows within neighbouring properties; sufficiently setback achieving well in excess of 3 square metres with a minimum dimension of 1 metre clear to the sky.

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 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.

Diagram B4-1 Daylight to existing windows



- Standard met**
- Standard not met**

55.04-2 Existing north-facing windows objective

- To allow adequate solar access to existing north-facing habitable room 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.

Response

There are no northern habitable room windows within 3m of the site's southern boundary.

- For new buildings that meet the Standard B2-3.2 setback, the building is setback 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.

Diagram B4-2.1 North-facing windows

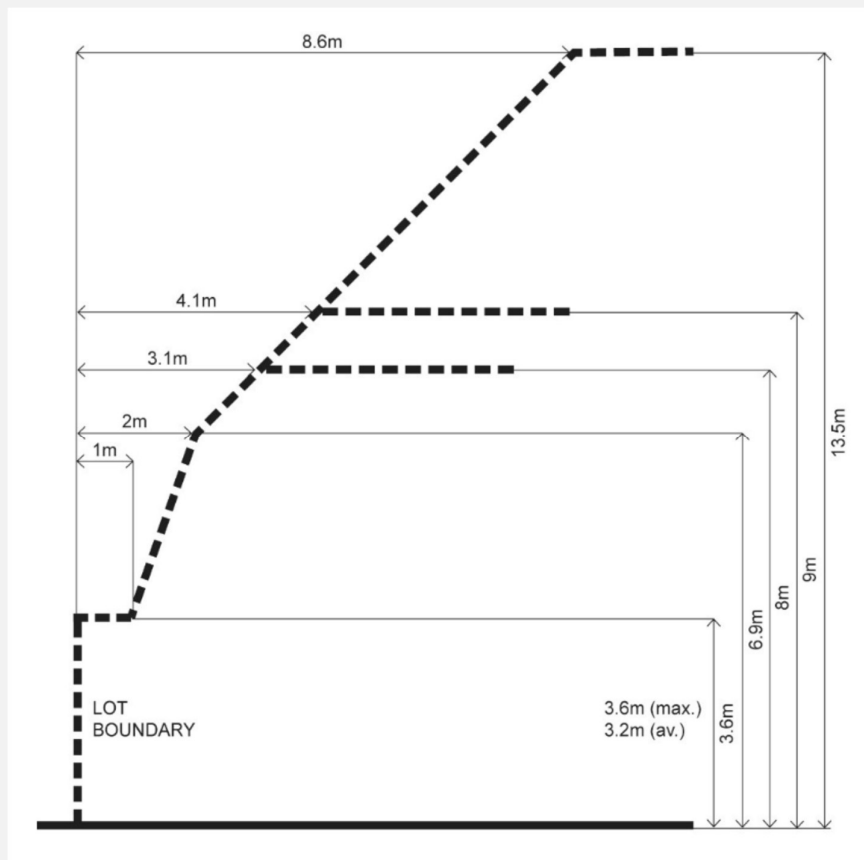
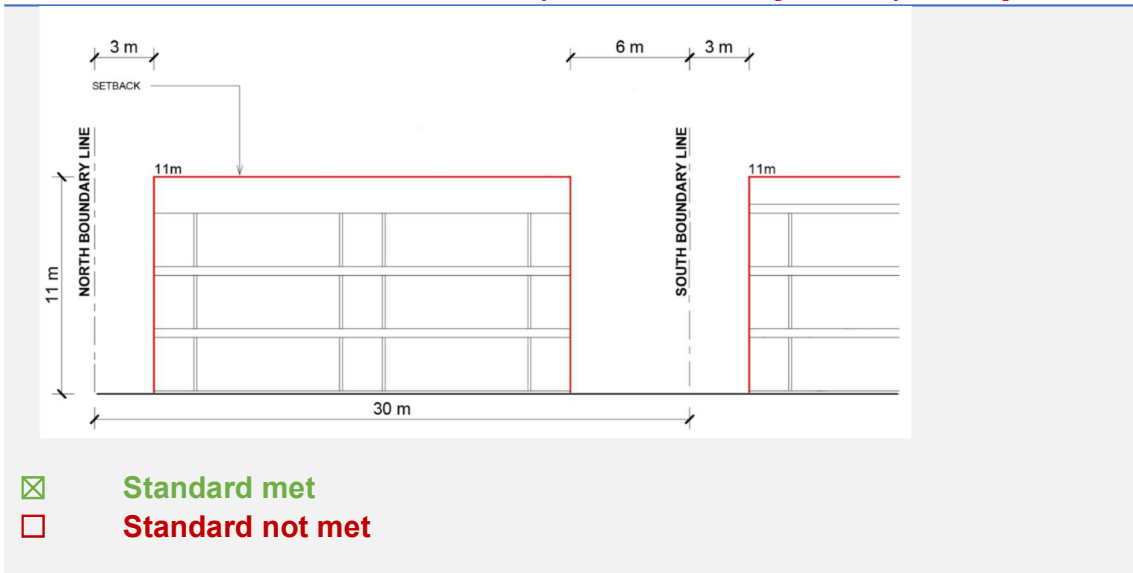


Diagram B4-2.2 North-facing windows



55.04-3 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

There is private open space within nine metres of the site and are situated to the rear of 10 Callistemon Court, 14 Callistemon Court and directly behind.

According to the shadow diagrams, this application will not reduce the amount of solar access adjoining SPOS are currently receiving.

- Standard met**
 Standard not met

55.04-4 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.

Response

Existing habitable room windows and private open space are within 9m of the proposal, however potential for overlooking is minimised as this proposal is single storey; providing reasonable protection against visual intrusion.

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.

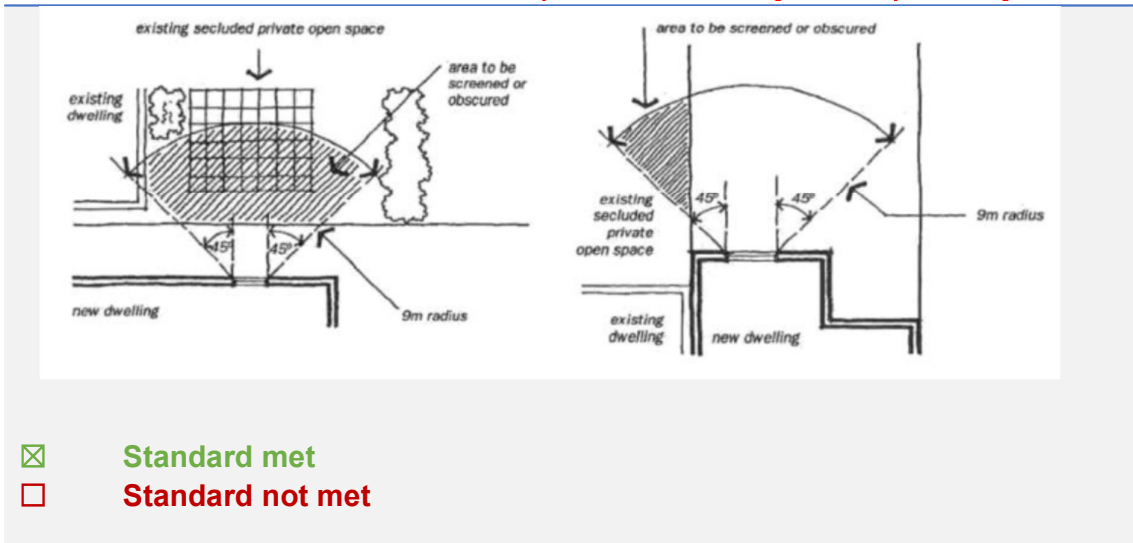
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

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.

Diagram B4-4 Overlooking



- Standard met**
- Standard not met**

55.04-5 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

All windows within the proposal have been positioned such that direct observation into other habitable room windows within the site is not possible protecting the privacy of all residents.

- Standard met**
 Standard not met

55.05 SUSTAINABILITY

55.05-1 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

Due to a site coverage of 58.14% there is sufficient remaining land to provide for more than 20% of the surface to be permeable promoting increased absorption of stormwater on the site. This application includes 35.82% permeability.

Water Sensitive Urban Design (WSUD) treatments in the form of rainwater tanks to each dwelling can be provided. The application includes site permeability of 35.82% which exceeds the minimum requirements under Standard 5-1 of Clause 55 (which requires 20%), supporting the opportunity for water to filtrate rather than run off into stormwater which will encourage water infiltration.

- Standard met**

Standard not met

55.05-2 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

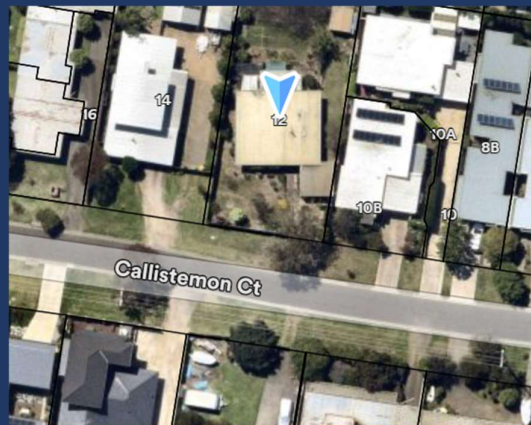
Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3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

There are no existing domestic solar energy systems on roofs of buildings within adjoining properties



Nearmap dated 29 October 2025

Standard met
 Standard not met

55.05-3 Rooftop solar energy generation area objectives

- 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:

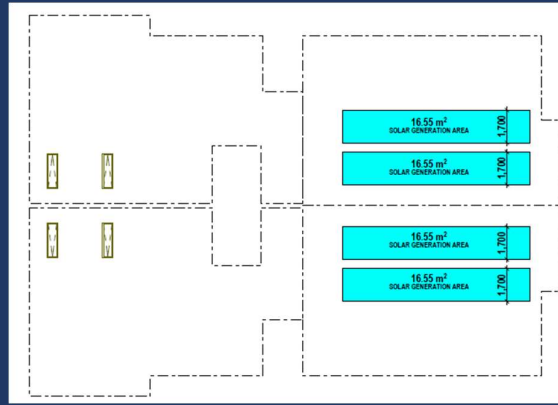
Response

The design / layout of proposed roofing ensures capability of siting a rooftop solar energy:

- Has a minimum dimension of well more than 1.7 metres.*
- Has a minimum area of more than 34 square metres.*
- Is oriented to the north, west or east.*
- Is positioned on the top two thirds of a pitched roof.*

- 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.

- *Is free of obstructions on the roof of the dwelling*



Dwelling 1 SGA = 33.10 square metres
 Dwelling 2 SGA = 33.10 square metres

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area

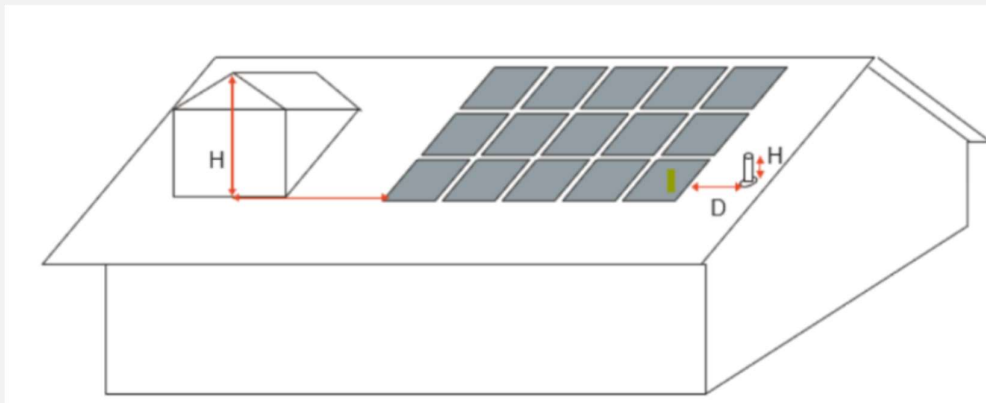


Table B5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

- Standard met**
- Standard not met**

55.05-4 Solar protection to new north-facing windows objectives

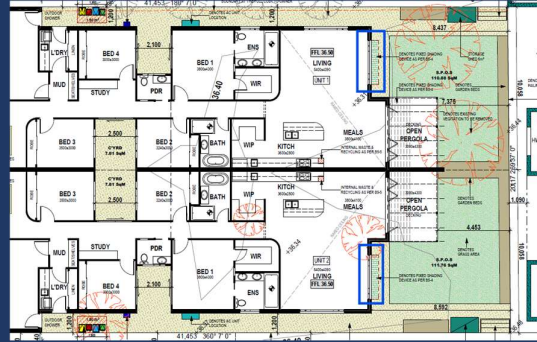
- To encourage external shading of north facing windows to minimise summer heat gain.

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

All north facing windows are shaded by eaves with a minimum dimension greater than 0.25 times the window height



- Standard met**
- Standard not met**

55.05-5 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.

Minimum area	Minimum depth	Minimum height
1.8 square metres	0.8 metre	1.8 metres
5.4 square metres	0.8 metre	1.8 metres
1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

Standard B5-5

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

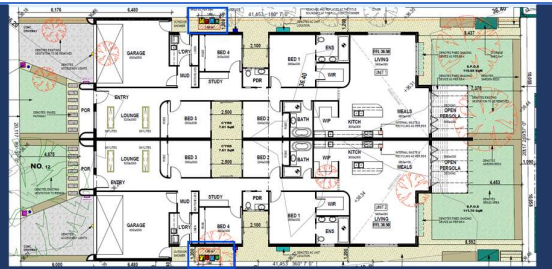
- The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.
- If the development includes a shared bin storage area:
 - The shared bin storage area:
 - Is located within 40 metres of a kerbside collection point.

Response

Bin enclosures are to be stored away from street view and conveniently located to the rear/side via the garage and taken out on garbage collection days.

A minimum area of 1.8 square metres has been provided to each dwelling with a minimum depth and height of 0.8 metres and 1.8 metre, respectively.

- Includes a tap for bin washing.
 - There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.
- Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.



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.
- Enclosed bin storage areas are ventilated by:
 - Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
 - A mechanical exhaust ventilation system.
- A tap and drain is provided to wash bins.
- A continuous path of travel is provided from each dwelling to bin storage areas.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
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 metre	1.8 metres

Table B5-5.2 Apartment bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per	0.8 metre	2.7 metres

	dwelling in a shared waste storage area		
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

- Standard met**
 Standard not met

55.05-6 Noise impacts objectives

- 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

The only major identifiable noise source within the surrounding area is traffic along Callistemon Court. All bedrooms and private open space areas are well setback.

- Standard met**
 Standard not met

55.05-7 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.

Response

This application does not involve the construction or extension of:

- A dwelling that is not in, or does not form part of, an apartment development; or*
- A residential building.*

Table B5-5.7 NatHERS Climate

NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum
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

Note:

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

- Standard met**
- Standard not met**
- Note applicable**

Conclusion

This proposal presents two new dwellings at 12 Callistemon Court, Ocean Grove which strikes a balance between improving living standards while protecting the original character of our neighbourhoods. It reflects a high standard of design and has been reached through careful consideration of adjoining properties.

The proposed development meets the objectives and Standards as set out in Clause 55 of the Scheme, Clause 52.06 and clause 52.13 pertaining to car parking and Stormwater Management in Urban Development, respectively.

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BAppSc(Surv) BPlanningDesign