

Amended Town Planning Written Report

Prepared on behalf of the permit-applicant to support development of five new single storey dwellings and the retention of fourteen existing dwellings, the removal of an existing tree and construction of a new communal car parking area on land known as 1/110 Sparks Road Norlane.



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This report was amended on 31 March, 2026 by:

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SUBJECT LAND

The subject land known as 1/110 Sparks Road currently accommodates fourteen dwellings (in the form of seven duplex homes).



The subject land is located on the northern side of Sparks Road, reflecting a 'battle-axe' shaped block of land.



The following is a photograph of the existing dwellings on the subject land, which are proposed to be retained:



The following is a view of the subject from the rear interface (Gerbera Avenue):



The following is the view of the subject land from the Sparks Road frontage:



Each of the fourteen dwellings at 110 Sparks Road accommodate one bedroom, a living room, a kitchen, laundry and bathroom. There are six communal car parking spaces within the subject site for the fourteen dwellings.



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The following is a photograph of the subject site (Sparks Road) interface:



The following is a photograph of the rear Gerbera Avenue interface of the subject land:



The aerial photograph below shows the subject land:



Six (6) communal car spaces



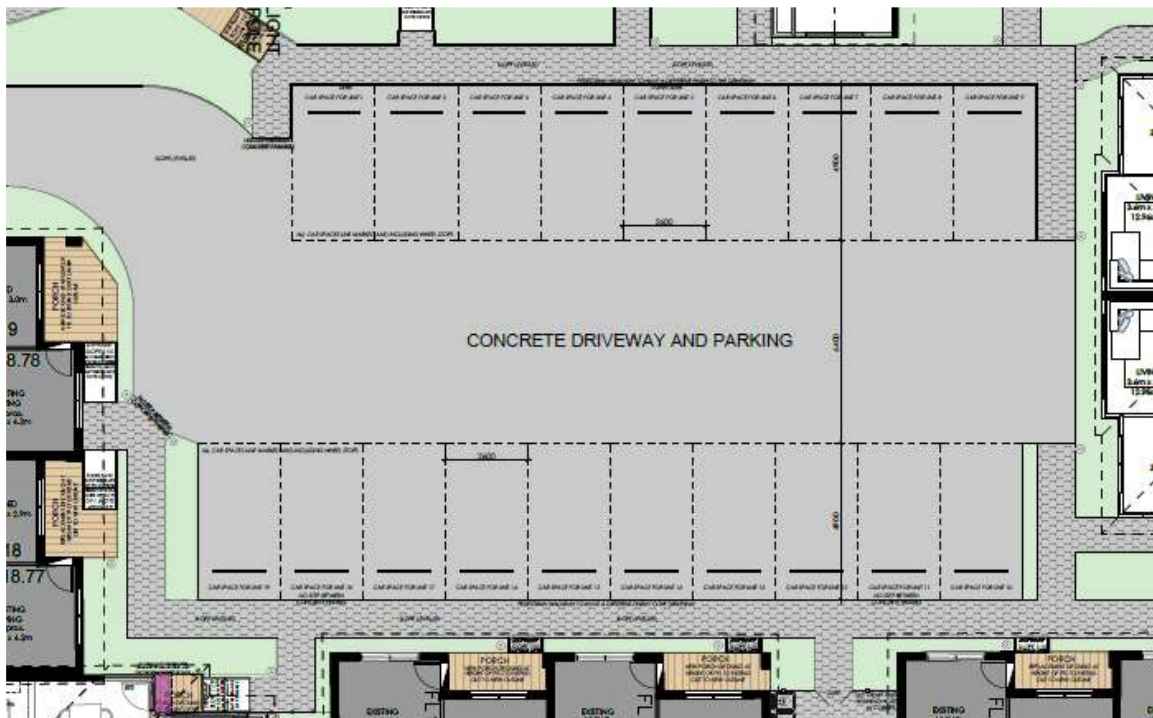
PROPOSAL

On the land known as 1/110 Sparks Road, it is proposed to retain all fourteen (existing) one-bedroom dwellings and to construct five additional (new) dwellings.

Two of the new dwellings are proposed to accommodate one bedroom; two of the new dwellings are proposed to accommodate two bedrooms and one of the new dwellings are proposed to accommodate three bedrooms.

All of the proposed dwellings have a single storey height.

This proposal also seeks to create a new common car parking area in the centre of the site that will accommodate nineteen car spaces.

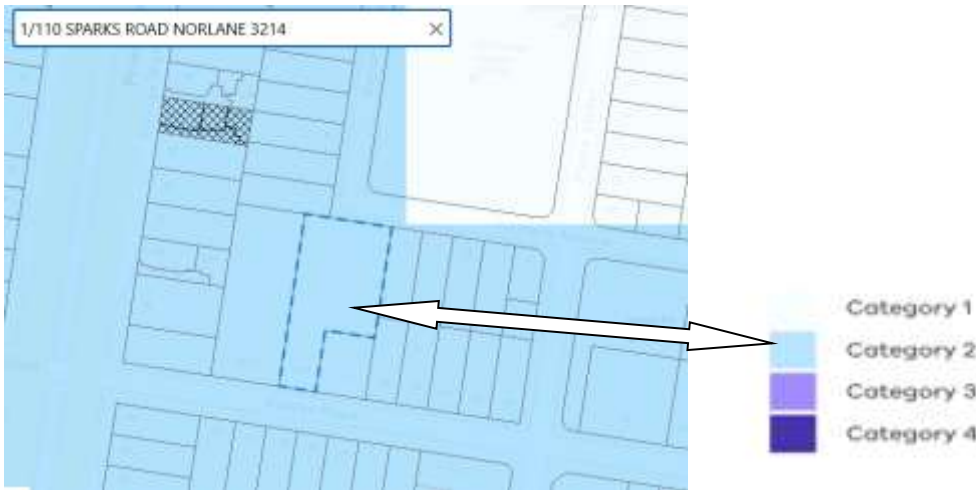


This equates to one car space to each dwelling to be accommodated on the subject site.

It is submitted that Clause 52.06 does not apply to this proposal on the basis that all nineteen dwellings each provide the minimum number of on-site car parking spaces that would apply in Category 1 area.

The previous submission made for this site had previously sought a waiver of visitor car parking, which is no longer a statutory requirement following the recent amendments were made to Clause 52.06 on 18th December 2025 as part of Amendment VC277.

The proposal would require a minimum of one car spaces to each dwelling. The subject land at is now defined as being in Category 2 under the new Clause 52.06 provisions:



Land use	Measure	Category 1 (Minimum Requirement)	Category 2 (Minimum Requirement)	Category 3 (Minimum and Maximum Requirement)	Category 4 (Maximum Requirement)
Dwelling	To each dwelling	1.2	1	0 - minimum 2 - maximum	2

It is submitted that Clause 52.06 will not apply to this proposal on the basis that all nineteen dwellings on the subject land will provide the required one on-site car parking space.

The Clause 52.06-1 scope applies to a new use, an increase in the floor or site area of an existing use or an increase to an existing use. This proposal for nineteen dwellings at 1/110 Sparks Road Norlane represents a Section 1 use of land (no permit required).

Similarly, a permit is not required pursuant to Clause 52.06-3 as the proposal provides the appropriate number of car spaces required under Table 1 of this Clause.

The proposal complies will all aspects of Clause 52.06 of the Greater Geelong Planning Scheme, which includes all of the prescribed numeric standards that applies to on-site car parking and vehicle access.

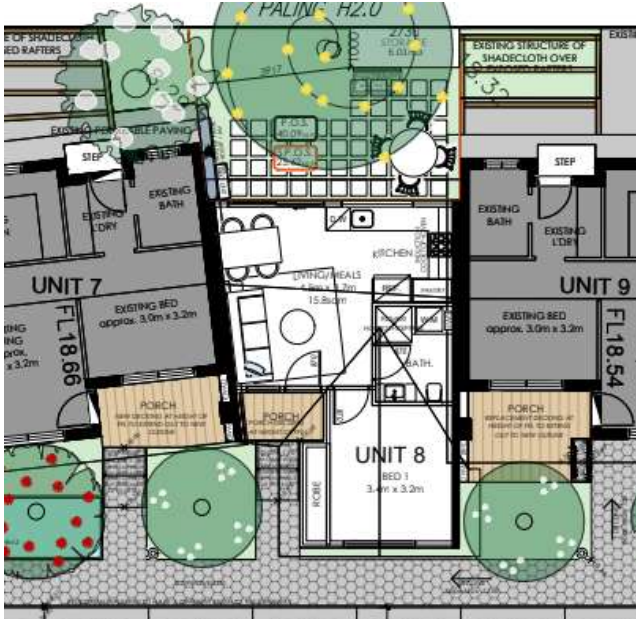
The proposed layout (showing both the proposed and existing dwellings on the subject land), is as follows:



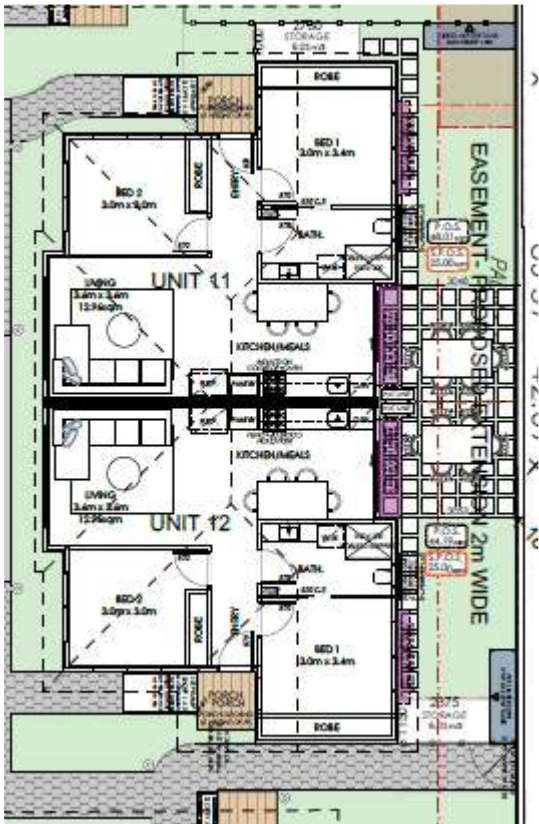
The layouts of the proposed five dwellings include:



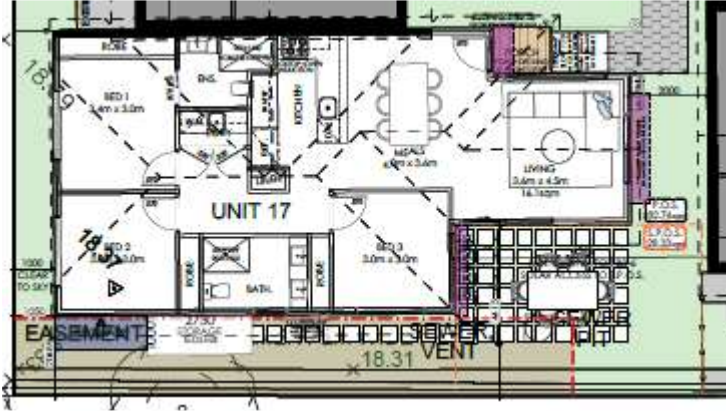
Proposed Unit 3



Proposed Unit 8



Proposed Units 11 and 12

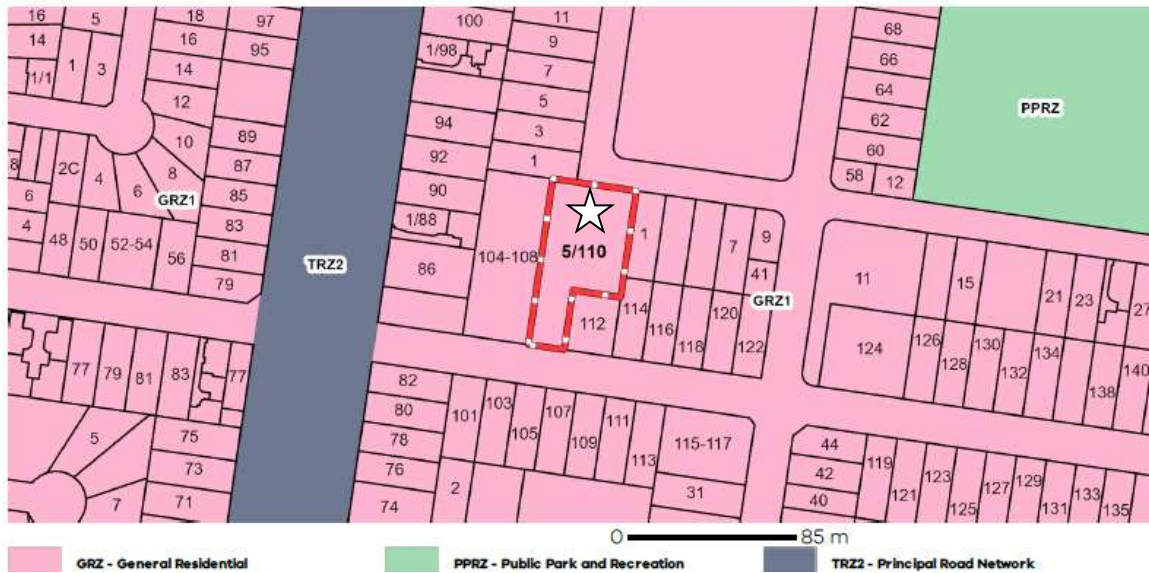


Proposed Unit 17

It is submitted that this proposal for a total of 19 dwellings, comprising of a mix of one, two and three-bedroom single storey dwellings is consistent with the purpose and intent of the General Residential Zone and will accord with Council’s applicable local housing policy for this area.

This includes **Clauses 02.03-1** and **02.03-6** of the Greater Geelong Planning Scheme which encourages housing diversification and growth, as well as a greater supply of one and two bedrooms dwellings, which this proposal will deliver.

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



There are no local variations and no specific neighbourhood character objectives within Schedule 1 to the General Residential Zone.

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

There are no planning scheme overlays that affect the subject land.

This application also requires consideration against **Clause 52.37** of the Greater Geelong Planning Scheme relating to the removal of canopy trees. For the purposes of Clause 52.37, a permit is required to remove or destroy a canopy tree which has:

- A height of more than 5m above ground level; and
- A trunk circumference of more than 0.5m measured at 1.4m from ground level; and
- A canopy diameter of at least 4m

An Arboricultural Report has been completed by Stem Arboricultural Consultancy (dated 19th February 2026), which justifies the removal of 16 trees, justified on the basis that these trees represent low and medium retention value. This Arboricultural report has justified the removal of the trees as being insignificant in terms of size, the condition of the canopy trees and their amenity value.

The Arboricultural Report also takes into account and assesses the trees being retained as part of this development and the extent of encroachments by the proposed buildings and works.

The proposed single storey form provides suitable housing for older occupants and those with limited mobility.

Furthermore, the single storey form acknowledges and respects the prevailing single storey character and will not adversely impact surrounding properties.



The proposal provides for dwelling diversity within the site, providing varied internal layouts and a mix of one, two and three bedroom dwellings.

The single storey form and compact size of the dwellings, as well as the efficient use of land contributes toward improved housing affordability.

The proposal effectively responds to the rising land prices in this area to increase the supply of affordable housing.

The retention of fourteen single storey dwellings will help to maintain the existing streetscape character.

Also, the proposed dwellings have been designed to respect the existing dwellings being retained on the subject land.

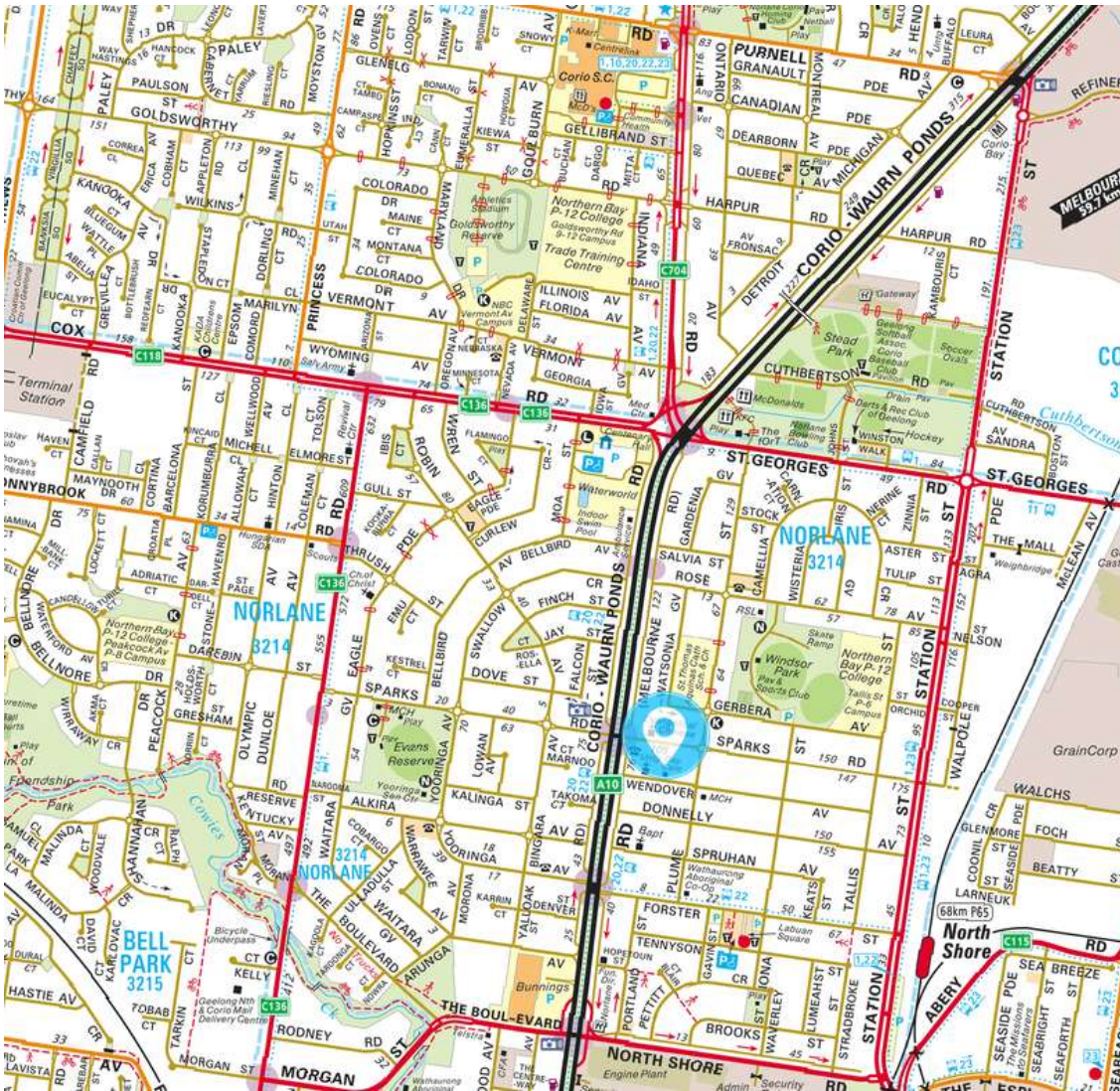
A suitably qualified Arboricultural consultant has been engaged to provide a report demonstrating that no significant vegetation is proposed to be removed.

The subject land is included within an established, well-serviced area.

The new car parking area that is being proposed within the centre of the site will provide each dwelling with the required number of car parking spaces for each dwelling (proposed and existing). Presently, the fourteen existing dwellings share six on-site car parking spaces.

This current proposal will correct a 'historical shortfall' as far as the on-site resident car parking is concerned.

The subject site is well serviced by buses and train. Bus stops are located approximately 150 metres from the subject site. North Shore train station is conveniently located to the subject site.



The area is well-served by local shops and is conveniently located to the Corio shopping Centre. Schools, medical centres and recreation facilities are located within walking distance of the subject site.

The proximity to bus stops and a train station provides the necessary justification for the visitor car parking dispensation that is proposed as part of this application.

Sparks Road has the capacity to 'absorb' additional on-street parking demand. This justifies the granting of the visitor car parking dispensation that is being sought.



Furthermore, the demographics of this area also justify the reduced car parking provision as well as the increased supply of single storey, one and two bedroom dwellings. The 2021 Census data for Norlane that justifies support for the proposed development includes:

- 36.7% of the population are over the age of 50.
- 16.2% of households have no car. The Victorian average is 7.5%.
- Average number of people per household is 2.2.
- A couple family without children is 31.5% of all families.
- One parent families comprise of 36.2% of all families.

Zoning Provisions

The site that is the subject of this application for a planning permit is located on land that is within a General Residential Zone (GRZ1).

The proposal accords with the relevant purposes of the General Residential Zone.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Schedule 1 of the General Residential Zone does not include any local variations, nor are there any specific neighbourhood character objectives outlined in Schedule 1 of this Zone.

The proposal is fully compliant with the 35% garden area requirement as per the requirements of the zone. This is effectively demonstrated in plan form, which appropriately includes that the subject site has garden area provision of 39.97% which is demonstrated in plan form.

This written submission will outline that the proposed nineteen dwelling development (five new dwellings and fourteen existing dwellings being retained), achieves a satisfactory level of compliance with the relevant requirements of the Greater Geelong Planning Scheme.

CLAUSE 52.37

As previously stated in this report, this application also requires consideration against Clause 52.37 of the Greater Geelong Planning Scheme relating to the removal of canopy trees. For the purposes of Clause 52.37, a permit is required to remove or destroy a canopy tree which has:

- A height of more than 5m above ground level; and
- A trunk circumference of more than 0.5m measured at 1.4m from ground level; and
- A canopy diameter of at least 4m

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This Arboricultural report has justified the removal of the trees as being insignificant in terms of size, the condition of the canopy trees and their amenity value.

The Arboricultural Report also provides an assessment against the trees being retained as part of this development and the extent of encroachments by the proposed buildings and works.

CLAUSE 53.18-3

A Sustainable Design Assessment (SDA) report will be completed by a suitably qualified consultant that should satisfy the requirements of **Clause 53.18-3** of the Greater Geelong Planning Scheme.

RESCODE ASSESSMENT – CLAUSE 55

CLAUSE 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

This application has been accompanied by a neighbourhood and site description and a design response.

55.01-1 Neighbourhood and site description

The neighbourhood and site description utilises a site plan outlining the surrounding allotments, the types of dwellings on these allotments, street trees as well as delineating roads, nature strips, footpaths, fences and vehicle crossings.

The subject site is located within a well-serviced area, whereby proximity to public transport, schools, local shops, recreation facilities and highways.

55.01-2 Design response

The design response that has been prepared for the subject site in plan form outlines the proposal within the context of surrounding properties.

The proposal represents a site responsive development based on the following:

- The retention of the 14 existing dwellings and the integration of a further 5 new dwellings will be respectful of the existing neighbourhood character.
- The proposal will accommodate appropriately located secluded open spaces for each dwelling that will preserve the existing neighbourhood character whilst providing functional open space areas for each dwelling.
- The proposed dwelling's setbacks will accord with the existing neighbourhood character.
- A complimentary architectural design response is proposed for the new dwellings to ensure that these dwellings respect the existing dwellings. An innovative architectural response is proposed that will complement existing dwellings within the site itself.
- The proposal also includes incorporating rendered wall cladding and a pitched roof form will contribute to a respectful multi-dwelling

development. The contrasting materials (between the existing and proposed dwellings), will result in improved visual interest.

- A design that is functional and aesthetically pleasing and pleasant to live in, ensuring both dwelling's secluded open spaces receive adequate solar access based on their orientation or dimensions.
- Minimising dominance of car parking structures from public view from the street frontage reflects a positive design outcome. The centrally located proposed car parking area will be largely obscured from the public realm.

It is submitted that the proposed design response will respect the existing neighbourhood character and will contribute to a preferred neighbourhood character by maintaining an exclusive single storey form and utilising a contextually appropriate pitched roof form for the proposed dwellings.

The retention of fourteen of the total of nineteen dwellings will ensure that the proposal is respectful of the existing streetscape character.

The subject site does not have any heritage significance, that would influence or warrant a different design response to what is being sought as part of this application.

The proposed design response is considered highly appropriate to the wider neighbourhood, acknowledging the prevailing single storey built form.

Based upon the:

- The Zone provision and the purpose of the Zone;
- The anticipated future population growth;
- The ageing population of Norlane;
- The reduced levels housing affordability;
- The more recent medium-density development that has already occurred Norlane.

These above-mentioned factors all provide the necessary justification for the subject land to accommodate a total of nineteen dwellings on the subject land.

The proposal will positively respond to the existing neighbourhood context and provides adequate landscaping opportunities throughout the subject site.

Other factors that ensures that the proposal reflects an appropriate design response based on the following:

- The respectfully designed single storey form of the proposed dwelling with a low-pitched roof form that will not unnecessarily raise overall building height.
- The proposed dwelling having similar architectural characteristics to that of the existing dwelling being retained, preserving the integrity of the existing neighbourhood character.
- Proposed car parking area not being the dominant elements of the proposed development.
- The proposed external wall cladding ensures that the proposed dwelling is respectful of the surrounding dwellings.
- The secluded open space areas of the proposed dwellings being large enough to accommodate medium-sized canopy tree planting. Permit conditions can be imposed to require advanced canopy trees being planted within the secluded open space of the respective dwellings. Such provision will improve the existing garden character of this area.
- The single storey form of the proposed dwellings will acknowledge the existing low-density character.
- There is a nearby multi-dwelling development where the dwellings are attached to one another (less than 50 metres from the subject land), justifying additional attached built forms on the subject land from a contextual point of view.



It is submitted that the proposed nineteen dwelling residential development on the subject land accords with the relevant policies for housing contained under both the Planning Policy Framework and the Municipal Planning Strategy.

The proposal will achieve:

- Facilitating dwelling diversity to suit the varying needs of the community. The compact size of the existing and proposed dwellings on the subject land being suitable for households with fewer occupants. The single storey form ensures that these dwellings are equally suitable for younger occupants as they are for older occupants.
- The proposal providing for a high-quality living environment and respect for the low scale character of this area.
- The proposal is for a site where the existing infrastructure can support additional housing.
- The subject site having convenient access to local and activity centres, schools, places of employment, public transport and recreation facilities.
- Eliminating the resident car parking shortfall. All resident parking demand can be accommodated on the subject land.

The proposal fully accords with all of the relevant aspects including urban growth, urban consolidation and neighbourhood character. The retention of the existing dwelling at the site frontage will preserve the existing streetscape character.

The population of Greater Geelong is expected to grow significantly. This helps to justify the proposed five additional dwellings as part of this nineteen-dwelling development on the subject site.

The need to facilitate housing diversity will be met by this proposal, which provides compact one, two and three bedroom housing options on smaller, easy to maintain parcels of land.

As previously outlined, it is the single storey built form of the proposal ensures that the proposal accords with the prevailing character of this area.

This proposal includes compact one, two and three bedroom housing options. The single storey form of all proposed and existing dwellings to be accommodated on the subject land will ensure that these dwellings are highly accessible, being suitable for older occupants and occupants with limited mobility.

Promoting urban consolidation and increasing residential densities within well-serviced, established areas also reflects sustainable development. In this instance, the efficient use of the subject site is highly appropriate from a sustainability point of view.

There are a number of VCAT decisions that state that opportunities to use land efficiently should not be wasted. In ***Teschendorf v Nillumbik SC (2007) VCAT 595***; Senior Member Byard and Member Wilson in paragraph 30 state:

“It is all too common for opponents of proposals to say that the intended development would be better if a floor was deleted or a lot was deleted or the like. Often, they are looking at the question from a narrow perspective, perhaps of their own interests. The public interest can be wider so that good planning looks to achieve an optimum yield that is neither too little nor too much.

It is poor planning to endorse a development that wastes an opportunity and fails to make proper use of scarce resources (in such cases land). In fact, there have been occasional decisions of this Tribunal that have refused a proposal for this very reason, namely that the proposal is an underdevelopment and underutilisation of the opportunity represented by the site.

Refusals or modifications to proposals on the basis that they would be overdevelopments are rather more common. It really adds nothing to the assessment of a proposal to say that, from some points of view, it would be easier if it were smaller. The question is, is this proposal acceptable?”

The afore-mentioned comments are consistent with the following VCAT decision being ***McCull v Stonnington CC (2008) VCAT 1318***; whereby Senior Member Byard in paragraphs 42 and 43 states:

“It is perfectly understandable that those proposing this development will seek to maximise the yield of dwellings reasonably possible of achievement on this site. That is, no doubt, in their financial interests. They are entitled to pursue those interests, but not beyond the limits of reasonable planning concerns.

It should not be supposed that good planning involves forever trying to minimise proposals.

Various significant planning policies and purposes, including that metropolitan document known as Melbourne 2030, look for urban consolidation as well as the provision of a variety of styles and size of dwellings to meet various needs.

They particularly look for such development in close proximity to shops and stations and the like; and to capitalise on existing infrastructure by making fuller use of it. Whilst it is right to say that overdevelopment represents bad planning, it can equally be said that underdevelopment compromises many important planning purposes, and is also bad planning.

It is the optimum or best balance between these competing considerations that should be sought. This certainly does not mean development that underutilises the potential of a site.”

The afore-mentioned comments are highly relevant for a large site in a well-serviced residential area that provides increased residential development potential and opportunity that should not be ‘wasted’ or ‘underutilised.’

TOWNHOUSE & LOW-RISE CODE

On 31st March 2025 Planning Scheme Amendment VC267 implemented the new residential development planning assessment provisions to try to boost housing construction in an attempt to meet the housing needs of Victoria.

Clause 55 of all planning schemes applies to the development of two or more dwellings on a lot and residential buildings up to and including three storeys. A planning permit is always required for these developments located within the residential zones.

The applicable planning for considering a development of two or more dwellings on a lot (as proposed for the subject site) under Clause 55 is:

- A development must meet all of the applicable objectives contained in Clause 55.
- If a development meets a Standard:
 - The corresponding Objective is deemed to be met;
 - The responsible authority is not required to consider the corresponding decision guidelines.
- If a development does not meet a Standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

If an application meets certain requirements, the planning application cannot be refused on the basis of that requirement.

When a Standard is met, the council is not required to consider any other policy or decision guideline in the planning scheme and specified matters under section 60 of the Planning & Environment Act. This proposal has satisfied all of the relevant Objectives and Standards.

ASSESSMENT AGAINST TOWNHOUSE & LOW-RISE CODE			
Standard	Is standard fully met?	Does an objector have a right of appeal?	Response whether compliance achieved with Standard. If the standard is not met, this column includes the written statement providing 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)	Yes	No	No concern as the front dwelling is being retained as part of this application which has a 7.1 metre front setback. The relevant Standard B2-1 is met as the proposal achieves the required 6.0 metre minimum front setback.
Standard B2-2 Building height (Clause 55.02-2)	Yes	No	The proposal is substantially lower than the 11.0 metre maximum height that is allowed under the General Residential Zone.
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	Yes	No	The proposal complies with all numerical side and rear setback requirements of Standard B2-3.
Standard B2-4 Walls on boundaries (Clause 55.02-4)	Yes	No	There are no boundary walls being proposed. As part of this application. This accords with Standard B2-4.
Standard B2-5 Site coverage (Clause 55.02-5)	Yes	No	A 65% maximum site coverage is permitted in a General Residential Zone. The proposed site coverage being proposed is well below 65%.

ASSESSMENT AGAINST TOWNHOUSE & LOW-RISE CODE			
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			Therefore, based on compliance with the site coverage requirement, this proposal cannot be considered to represent an over-development of the subject land.
Standard B2-6 Access (Clause 55.02-6)	No	Yes	The provision of three 3.0 metre wide accessways for a site with a 24.38 metre wide frontage equates to a total of 16,4% of the site frontage taken up by vehicle accessways. The proposal achieves full compliance with the Standard B2-6 maximum of 40%.
Standard B2-7 Tree canopy (Clause 55.02-7)	Yes	No	A Tree Canopy Plan has been completed demonstrating compliance with Standard B2-7, exceeding the required 20% canopy tree cover. The proposal will also accord with the deep soil requirements, achieving compliance with Standard B2-7.
Standard B2-8 Front fences (Clause 55.02-8)	Yes	No	No front fence is proposed. A fence not within 3.0 metres of the front property boundary is not defined as a front fence.
Standard B3-1 Dwelling diversity (Clause 55.03-1)	Yes	No	This application includes a variety of dwellings that accords with Standard B3-1.


ASSESSMENT AGAINST TOWNHOUSE & LOW-RISE CODE			
Standard	Is standard fully met?	Does an objector have a right of appeal?	Response whether compliance achieved with Standard. If the standard is not met, this column includes the written statement providing an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard B3-2 Parking location (Clause 55.03-2)	Yes	No	Complies. Standard B3-2 as the proposed common parking is appropriately designed and positioned within the site. The location of the car spaces and the design of the respective dwellings being mindful of any amenity impacts associated with the location of the on-site car parking spaces. .
Standard B3-3 Street integration (Clause 55.03-3)	Yes	No	Proposed dwellings are all appropriately integrated toward the street frontage via the common driveway. The driveway provides both pedestrian and vehicle access to all existing and proposed dwellings, achieving an appropriate integration to the street frontage, justifying the proposed development.
Standard B3-4 Entry (Clause 55.03-4)	Yes	No	All proposed dwelling's porches comply with having an external covered area of at least 1.44 square metres over the entry door.
Standard B3-5 Private open space (Clause 55.03-5)	Yes	No	Complies with the numeric requirements of Standard B3-5 for private open space area and dimensions and satisfy the 25 square metre minimum secluded open space requirement area for the proposed dwellings.
Standard B3-6 Solar access to open space	Yes	No	Due to the orientation of the land, the secluded open space areas that have the recommended northern orientation, maximising solar access

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(Clause 55.03-6)			for the rear secluded open spaces. Based on the orientation of the land, ensures that the proposal reflects a site responsive layout as recommended by Standard B3-6.
Standard B3-7 Functional layout (Clause 55.03-7)	Yes	No	All proposed dwellings have been designed to fully comply with Standard B3-7 as bedrooms and living areas meet minimum dimensions. The bedroom areas for the main bedroom of the respective dwellings being proposed exceed the required 3.0m by 3.4m dimensions (excluding robes). The remaining bedrooms for the respective dwellings comply with or exceed the minimum 3.0m by 3.0m for the remaining bedrooms (excluding robes). The respective robes have areas that exceed the minimum requirement for each bedroom. The living areas for the proposed dwellings will accord with Standard B3-7. The plans include a storage table which confirms compliance with Standard B3-7 has been achieved.
Standard B3-8 Room depth (Clause 55.03-8)	Yes	No	Single aspect rooms do not exceed 6.75 metre depth (which equates to 2.5 times the ceiling height). The proposed room depth associated with proposed dwellings will achieve an appropriate level of compliance with Standard B3-8.

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Standard B3-9 Daylight to new windows (Clause 55.03-9)	Yes	No	The proposal has been designed so that all proposed habitable rooms have a window in an external wall that face an outdoor space with a minimum area of 3 square metres and minimum dimensions of 1m clear to the sky.
Standard B3-10 Natural ventilation (Clause 55.03-10)	Yes	No	<p>This proposal fully complies ensuring that an appropriate breeze path is provided for dwellings being proposed. Standard B3-10 states that windows must be located on different orientations of a dwelling, which is proposed for all three proposed dwellings.</p> <p>The proposal will achieve a high level of compliance with Standard B3-10.</p> <p>Plans include the appropriate breeze path diagrams for the layout plan of each of the proposed dwellings.</p>
Standard B3-11 Storage (Clause 55.03-11)	Yes	No	<p>Each dwelling is provided with 6 cubic metres or externally accessible storage space.</p> <p>All dwellings have a 6 cubic metre capacity storage shed within the rear yard.</p> <p>Further internal storage area for each of the proposed dwellings is provided for each dwelling that accords with the internal storage requirement outlined by Standard B3-11.</p> <p>Storage calculations are outlined on the plans in table form demonstrating compliance with Standard B3-11. The details shown in table form on the submitted plans.</p>

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Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	Not applicable	No	Not applicable
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	Yes	No	All existing windows opposite the proposed buildings are provided with a light court that is fully compliant with Standard B4-1.
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	Yes	No	There is no conflict with Standard B4-2 due to the orientation of the subject land.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	Yes	No	The proposed development does not cause unreasonable overshadowing to the secluded open space areas of adjoining dwellings on the basis of context and orientation. The single storey form of the proposed dwellings will ensure that there is no adverse overshadowing of adjoining secluded open spaces.

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Standard	Is standard fully met?	Does an objector have a right of appeal?	Response whether compliance achieved with Standard. If the standard is not met, this column includes the written statement providing an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
			The shadow diagrams that have been completed for this proposed three dwelling development will achieve compliance with Standard B4-3.
Standard B4-4 Overlooking (Clause 55.04-4)	Yes	No	The proposal complies with Standard B4-4 due to low-level sub-floors, the single storey built form and the appropriate height of the boundary fencing (both existing and proposed).
Standard B4-5 Internal views (Clause 55.04-5)	Yes	No	The location and height of the proposed boundary fencing will prevent adverse views between the respective dwelling's rear secluded open spaces to maintain privacy. Standard B4-5 is satisfied.
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	Yes	No	A site permeability plan has been completed that demonstrates compliance with Standard B5-1. More than 20% of the site is permeable. A WSUD Report will be completed by a suitably qualified consultant, demonstrating compliance with Standard B5-1.
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	Yes	No	The land immediately west of the subject land is vacant. The properties immediately east of the subject land do not include buildings with roof-top solar panels.

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Standard	Is standard fully met?	Does an objector have a right of appeal?	Response whether compliance achieved with Standard. If the standard is not met, this column includes the written statement providing an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
			
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	Yes	No	<p>A proposed roof plan has been completed that demonstrates that the proposed dwellings having a roof area that can achieve the minimum area to accommodate future roof top solar energy panels.</p> <p>The proposal accords with Standard B5-3 as demonstrated in plan form.</p>
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	Yes	No	<p>A wide eave extends across the rear north-facing elevations of those proposed dwellings that include north-facing habitable room windows to achieve compliance with Standard B5-4.</p>

ASSESSMENT AGAINST TOWNHOUSE & LOW-RISE CODE			
Standard	Is standard fully met?	Does an objector have a right of appeal?	Response whether compliance achieved with Standard. If the standard is not met, this column includes the written statement providing an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
Standard B5-5 Waste and recycling (Clause 55.05-5)	Yes	No	<p>Proposal satisfies minimum storage areas provided in accordance with Standard B5-5 as shown the layout plans (total of 4 bins provided for the respective dwellings).</p> <p>The bin storage areas are concealed from public view.</p> <p>The plans outline the required area for the storage of the bins.</p>
Standard B5-6 Noise impacts (Clause 55.05-6)	Yes	No	<p>No mechanical plant equipment is proposed that would cause amenity concerns for neighbours.</p> <p>External air-conditioning units are located at ground level at the rear elevations. Proposed/existing boundary fencing will effectively minimise noise impact.</p> <p>A permit condition can also be imposed to safeguard future amenity of neighbours for any future subsequent mechanical equipment if such equipment is to be installed at a later stage (following completion).</p>