



TOWN PLANNING REPORT

04 February 2026

Updated 20 April 2026

A Design Response Statement for
alterations and additions to an existing dwelling
and construction of a new dwelling
at 10 Denver Drive, Portarlington

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Prepared for Designs Plus



1.0 Introduction

M- Plan Planning Consultants has been engaged to prepare a planning submission in order to form part of the Neighbourhood and Site Description for alterations and additions to an existing dwelling and the construction of a proposed dwelling at 10 Denver Drive, Portarlington.

In the course of preparing this response the site and surrounding neighbourhood have been inspected, and an investigation of the features and constraints associated with the site has been given due consideration.

This report is based on plans prepared by Designs Plus, with job no 25-918.

2.0 Site

The subject site is located at Denver Drive, a local access road forming between Tower Road to the west and a dead end to the east.

The site is currently occupied by a double-storey brick dwelling with a concrete driveway positioned along the eastern boundary, providing access to Denver Drive. The dwelling features a substantial front setback and is not fenced along the front boundary.

Landscaping within the front setback is modest, consisting predominantly of lawn. Re-landscaping the site with environmentally appropriate species would provide a more site-responsive and effective option.

The land is quadrilateral in shape, with abutting residential lots to the east, west and south. The adjoining lots to the south and west are comparable in size and orientation, with frontages to Denver Drive. The lot to the south adjoins at the rear boundary and is of a comparable size with a frontage to Tower Road.

The land has a substantial rise to the rear of the site and has the following dimensions:

North	15.24 metres
South	14.24 metres
East	41.76 metres
West	41.76 metres

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3.0 Development Summary

Site Area	636m ²
Number of Dwellings	2
Number of bedrooms	8
Building Site Coverage	60.06%
Car Parking On site	4
Garden Area	34.36%

Figure 1: Subject Site – 10 Denver Drive, Portarlington



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4.0 The Locality

Housing in the immediate area predominantly features brick veneer and weatherboard cladding, with hipped and gable roof forms being the most prevalent. Housing appears to be predominantly detached dwellings on large allotments.

Lots are generally uniform in size and orientation, with driveways positioned along one boundary and vehicle storage facilities setback from the host dwelling. Lots are afforded generous areas of private open space to the rear of dwellings. No front fencing is a common theme.

Landscaping in the area features predominantly front lawns, boundary plants and hedges and a range of smaller trees. Gardens range from minimally landscaped areas to well-established.

Outbuildings such as sheds, carports, and garages are prevalent, with most properties featuring metal or brick structures located adjacent to the rear of the host dwelling.

Neighbourhood - Key Characteristics

Key Characteristics	Description
Architectural Styles/Typology	Post war housing originating from the 1950's and 1960's.
Building Materials	Brick veneer and weatherboard.
Roof Forms	Hipped and gable roofing styles.
Setbacks	Front setbacks range from approximately 6 to 9 metres.
	Side setbacks in the order of 0 to 3 metres.
Building Height	1 to 2 storeys
Garages, carports and outbuildings	Located to the side or rear of the host dwelling.
Garden style	Large open front setbacks with predominantly lawn and no fencing.

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Figure 2: Street Directory

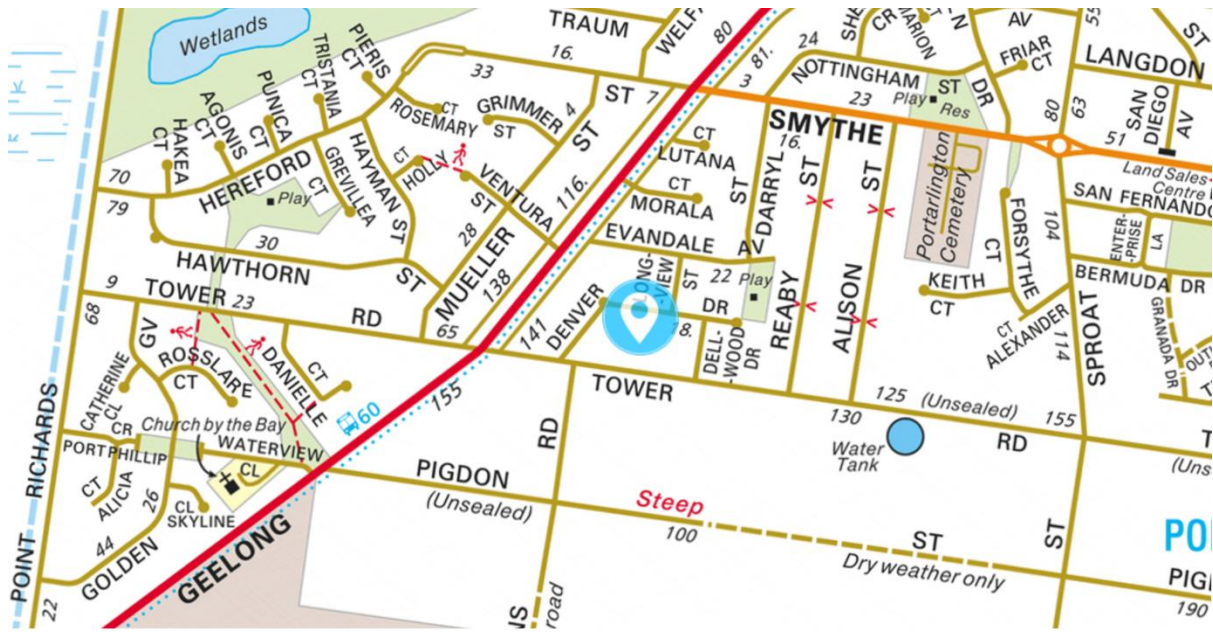


Figure 3: Aerial Photo



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The following photographs provide an illustration of the context of the subject site:

12 Denver Drive Portarlington



8 Denver Drive Portarlington



6 Denver Drive Portarlington



19 Denver Drive Portarlington



17 Denver drive Portarlington



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5.0 The Proposal

It is proposed to retain the existing dwelling on the site and construct an additional dwelling to the rear. Alterations and additions are proposed to the existing dwelling, with both dwellings to be provided with associated on-site car parking. The substantive details of the proposal are outlined below.

Dwelling 1 (Existing)

Ground Floor

Demolition Works

- Demolition of the existing internal western wall, doorway and sliding door.
- Partial demolition of the existing internal bedroom party wall to accommodate a proposed built-in robe.
- Demolition of the existing shower to allow for an alternative bathroom layout.

Proposed Works

- The ground floor will be accessed via the existing verandah and entry doorway.
- The entry doorway will open into a central hallway, with bedrooms located on either side.
- In place of the existing western wall, a new internal wall is proposed, incorporating a bedroom doorway, internal staircase and a built-in linen cupboard.
- A built-in robe is proposed within the bedroom beneath the new stairwell.
- On the opposite side of the entry hallway, two additional bedrooms are proposed, each with built-in robes along the shared wall.
- Toward the rear of the dwelling, a laundry is proposed to replace the existing kitchen.
- Adjoining the proposed laundry, the existing bathroom will be retained with minor internal alterations.

First Floor

Demolition Works

- Demolition of an internal wall to accommodate the proposed stairwell, providing access to the first floor.
- Demolition of existing internal benching along the northern wall.
- Demolition of the existing north-facing balcony.
- Demolition of existing internal bedroom walls toward the southern portion of the dwelling.
- Demolition of the existing external stairwell along the southern wall of the dwelling.

Proposed Works

- The first floor will be accessed via a new internal stairwell.
- A combined family/meals area is proposed toward the front of the dwelling.
- An unroofed alfresco area is proposed in place of the existing north-facing balcony.
- A main bedroom is proposed toward the southern portion of the dwelling, incorporating a walk-in robe and ensuite.

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- A kitchen is proposed on the opposite side of the hallway and will include a walk-in pantry.

Dwelling 2 (Proposed)

Ground Floor

- The ground floor will be accessed via an entry door leading into an entry hallway located along the eastern wall of the dwelling.
- A double garage is proposed to be integrated within the ground-floor building envelope.
- A bedroom with a walk-in robe and ensuite is proposed along the entry hallway.
- Toward the end of the hallway, a walk-in linen cupboard, a stairwell providing access to the first floor, and a bathroom are proposed.
- Opposite the stairwell, an additional bedroom with a built-in robe is proposed.

First Floor

- The first floor will be accessed via the internal stairwell, which leads to a combined kitchen, meals, and family area.
- An alfresco balcony is proposed at the front of the dwelling, located within the north-west corner.
- Along the hallway toward the rear of the dwelling, a powder room, a main bedroom with a walk-in robe and ensuite, and an additional bedroom with a built-in robe are proposed.
- A linen cupboard is proposed within the rear hallway.
- A laundry is proposed at the rear of the dwelling.
-

General Exterior Works

- Dwelling 1 will retain the existing brickwork, with the existing roof removed and replaced with a new skillion Colorbond sheet roof.
- Dwelling 2 is proposed to incorporate brickwork at the ground floor level and vertically expressed cladding at the first floor level, with a Colorbond sheet roof.

Both dwelling designs are highly articulated and will provide an exceptional addition to the streetscape. The site also offers significant opportunities for landscaping with a mix of native and indigenous species that are both drought-tolerant and commonly found in Greater Geelong.

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6.0 Zoning of the Land

City of Greater Geelong, Statutory Planning - Date Received 21/04/2026

The site is within the General Residential Zone - Schedule 2 and is subject to a Design and Development Overlay - Schedule 14.

6.1 General Residential Zone

The purpose of the General Residential Zone pursuant to Clause 32.08 of the Greater Geelong Planning Scheme is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to 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.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Under the zone, the proposal is subject to Clause 32.08-4 Construction or extension of a dwelling, small second dwelling or residential building and must provide a minimum garden area as set out in Table 1.

Minimum Garden Area Requirement

Table 1: Clause 32.09-4 Garden Area		
Lot Size	Required Minimum Percentage	Proposed Garden Area
636 square metres	30%	34.81%

An assessment against the relevant decision guidelines is made within the body of the Clause 55 assessment below. No neighbourhood character objectives are detailed in the schedule.

6.3 Design and Development Overlay

The purpose of the Design and Development Overlay pursuant to Clause 43.02 of the Greater Geelong Planning Scheme is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

Schedule 14 to Clause 43.02 seeks to ensure that the siting, height and visual bulk of dwellings provide for a reasonable sharing of significant views between properties. A planning permit is therefore required to construct or extend a dwelling where the height exceeds 7.5 metres above natural ground level.

Dwelling 1 has a maximum height of 7.19 metres, and the extension to Dwelling 2 has a maximum height of 7.5 metres. As the proposed development does not exceed 7.5 metres above natural ground level, no planning permit is required for buildings and works within the overlay.



Figure 4: Zoning Map

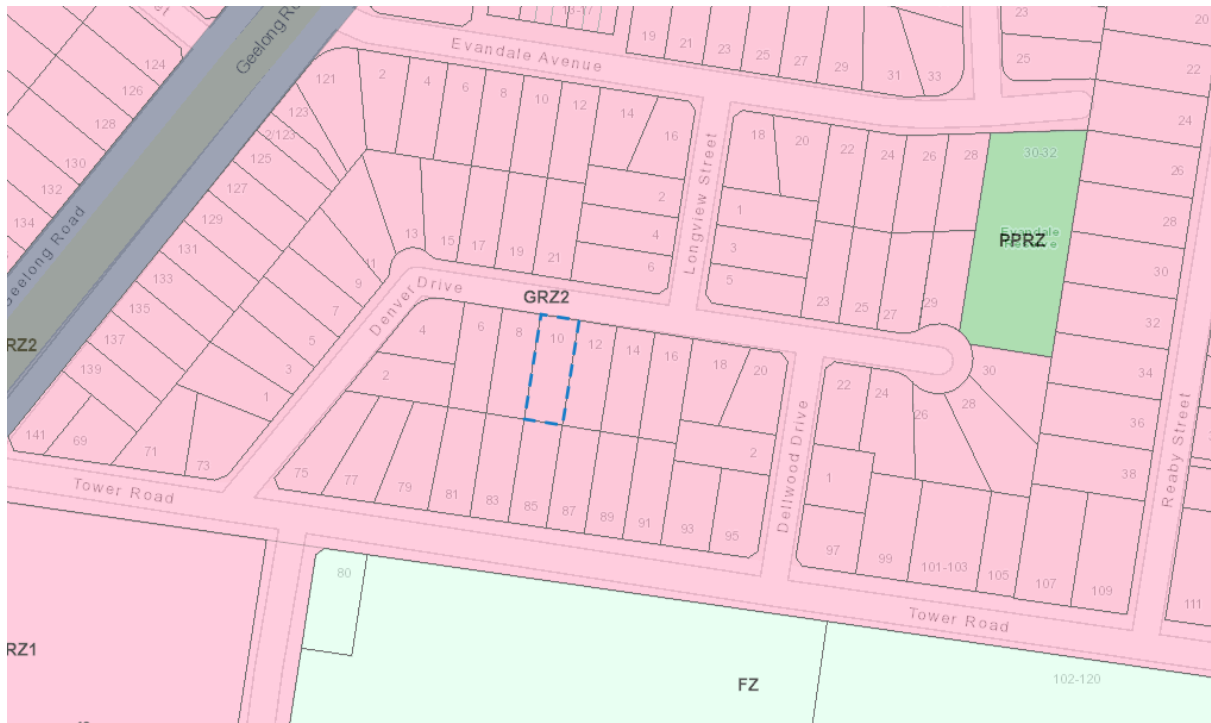
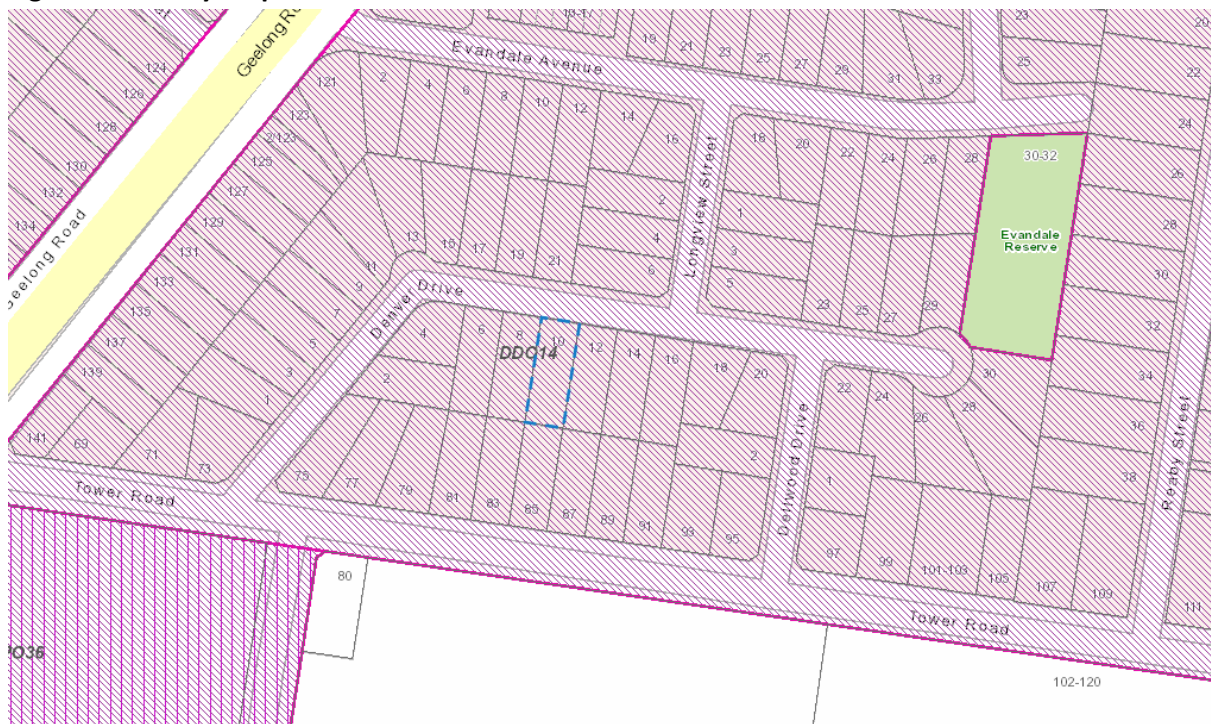


Figure 5: Overlay Map



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7.0 Particular Provisions

The following particular provisions apply to the proposal:

7.1 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is the following:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

In accordance with Clause 52.06-2, car parking spaces must be provided on the subject land or otherwise approved under Clause 52.06-3, to the satisfaction of the Responsible Authority. The site is within the following Car Parking Requirement area and has the following applicable rates:

- Category 1 (Minimum Requirement) – 1.2 spaces to each dwelling

The proposal provides a total of four on-site car parking spaces. The following table outlines the car parking arrangements:

Dwelling	Type of Vehicle Accommodation
1	Uncovered parking space within the front setback
	Covered carport at the rear of the dwelling
2	Double garage

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7.2 Clause 53.03 Residential Reticulated Gas Service Connection

The purpose of Clause 53.03 is the following:

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

Pursuant to clause 53.03-2 a permit must not be granted for construction of a new dwelling or a new apartment development that is to be connected to a reticulated gas service.

A permit granted for buildings and works in relation to an application to which this clause applies must include the following mandatory condition for a dwelling:

"Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed."

M-Plan Response

The proposed development does not intend to be connected to a reticulated gas service.

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7.3 Clause 55 - Two or More Dwellings on a Lot and Residential Buildings

The following is an assessment against the requirements of Clause 55.

Clause 55.02 Neighbourhood Character

Clause 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

M-Plan Response

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.

There is an existing building on both abutting allotments facing the same street, and the site is not a corner lot.

The proposal seeks to retain the existing front setback at ground floor level. However, a variation to the standard is proposed is sought as the first-floor alfresco balcony results in a reduced front setback of 4.34 metres.

The reduced front setback applies only at first-floor level.

This is considered a desirable outcome as the bulk of the dwelling as viewed from the street will be consistent with the surrounding neighbourhood streetscape. As the reduction occurs only at the first-floor balcony level it presents as a visually recessive element and is not visually dominant. The proposed balcony is an open structure, ensuring minimal visual bulk when viewed from the street whilst the setback allows for the provision of landscaping and tree planting along the site frontage.

Additionally, the first-floor balcony is oriented to the north to optimise solar access and provides shading to the ground floor below. The siting of the dwelling responds to the existing building footprint and seeks to balance site constraints with an improved built form outcome.

The reduced front setback at first-floor level meets the objective as it retains the established ground-level setback, minimises visual impact,

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	and achieves a balanced design outcome that responds appropriately to neighbourhood character and site conditions.
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Clause 55.02-2 Building Height Objective	
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	
Standard B2-2	M-Plan Response
<p>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.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	<p>The schedule to the zone specifies a maximum building height of 9 metres.</p> <p>The proposed dwelling has a maximum building height of 7.19 metres, while the existing dwelling has a maximum height of 7.5 metres. Both dwellings are in compliance with the standard.</p>

Clause 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	M-Plan Response
<p>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.</p> <p>Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <ul style="list-style-type: none"> • B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 	<p>Dwelling 1</p> <p>The height and setbacks of Dwelling 1 are existing and not proposed to be changed.</p> <p>The western side setback of 1.935 metres from the boundary is appropriate for the height of the dwelling.</p> <p>The eastern side setback of 4.406 metres from the boundary is appropriate for the height of the dwelling.</p> <p>Dwelling 2</p>

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<p>metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>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.</p> <p>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.</p>	<p>The proposed setback of 2 metres from the eastern boundary at the ground floor is appropriate for the wall height and the 2 metres and 2.125 setback from the eastern boundary at the first floor is appropriate for the wall height.</p> <p>The proposed ground floor and first floor setback of 2 metres from the western boundary is appropriate for the wall height.</p> <p>The rear setback of 2.07 metres from the southern boundary is appropriate for the wall height.</p> <p>All setbacks are in compliance with the standard.</p>
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Clause 55.02-4 Walls on Boundaries Objective	
<p>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.</p>	
Standard B2-4	M-Plan Response
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>A building on a boundary includes a building set</p>	<p>Dwelling 1</p> <p>The carport wall for Dwelling 1 is proposed abutting the western boundary for a length of 3.7 metres.</p> <p>For a boundary length of 41.76, the allowable length is 17.94 metres.</p> <p>The proposed abutting wall has an average height of 2.827 metres with no part higher than 3.6 metres in compliance with the standard.</p> <p>Dwelling 2</p> <p>The garage wall of Dwelling 2 is proposed along the eastern boundary for a length of 6.46 metres.</p> <p>For a boundary length of 41.76, the allowable length is 17.94 metres.</p>

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<p>back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>The proposed abutting wall has an average height of 2.237 metres with no part higher than 3.6 metres in compliance with the standard.</p>
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Clause 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	M-Plan Response
<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>The subject site is in the General Residential Zone and must not exceed 65 per cent site coverage as per Table B2.5</p> <p>The proposed site coverage is 60.06 per cent in compliance with the standard.</p>

Clause 55.02-6 Access Objective	
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	
Standard B2-6	M-Plan Response
<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> • 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. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or</p>	<p>The proposal provides two accessways with widths of 3.0 metres and 3.5 metres, resulting in 42.65% of the street frontage, which marginally exceeds the 40% requirement.</p> <p>The proposal represents a minor variation to the standard, exceeding the maximum by 2.65%.</p> <p>The proposed accessways are not excessive in width and are consistent with typical residential dimensions. The design has been informed by the site layout and functional requirements.</p>

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<p>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>The proposal responds to the prevailing character of Denver Drive, where sites appear to feature wide accessways, including sites with multiple crossovers.</p> <p>The proposal of two accessways will improve on-site parking accessibility and reduce reliance on on-street parking.</p> <p>Denver Drive does not appear to be subject to parking restrictions and accommodates ample on-street parking. The proposal is unlikely to result in a material reduction in available on-street parking spaces.</p> <p>The development retains sufficient space within the front setback to accommodate canopy planting and landscaping. The frontage will not be dominated by hardstand and will provide a well landscaped street frontage.</p> <p>The proposal does not increase the number of access points to a road within a Transport Zone 2 or 3 and will not result in any unacceptable impact on existing street trees or their tree protection zones.</p>
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<p>Clause 55.02-7 Tree Canopy Objective</p>	
<p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p>	
<p>To preserve existing canopy cover and support the provision of new canopy cover.</p>	
<p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p>	
<p>Standard B2-7</p>	<p>M-Plan Response</p>
<p>Provide a minimum canopy cover as specified in Table B2-7.1.</p>	<p>For a site area of 636 square metres, the proposal requires 63.6 square metres of canopy cover.</p>
<p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 	<p>Four Type A canopy trees are proposed with a total of 50.40 square metres of canopy cover. Trees are planted in an appropriate area of deep soil as depicted on the site plans.</p>

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<p>metres or greater at 1.4 metres above ground level,</p> <ul style="list-style-type: none"> • Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.</p> <p>Existing trees that are retained can be used in calculating canopy cover.</p> <p>Provide at least one new or retained tree in the front setback and the rear setback.</p> <p>Trees are located in either:</p> <ul style="list-style-type: none"> • An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. <p>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.</p>	<p>Despite the reduced canopy cover, the provision of four canopy trees represents a site responsive outcome. Increasing the number or size of canopy trees would likely result in limitations in available deep soil areas and potential conflicts with built form and access requirements.</p> <p>The design response has appropriately considered site constraints, including the building footprint and accessways, which limit opportunities for additional canopy planting. The proposal has sought to maximise planting opportunities where practicable.</p> <p>Canopy trees are provided within both the front and rear setbacks, contributing to the greening of the streetscape and private realm, and assisting in softening the visual impact of the built form.</p> <p>The proposal responds to the prevailing neighbourhood character, where canopy planting is present but not consistent, and will enhance the garden setting of the site.</p>
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Clause 55.02-8 Front Fence Objective	
To encourage front fence design that responds to the existing or preferred neighbourhood character.	
Standard B2-8	M-Plan Response
<p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> • 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. 	<p>No front fence proposed.</p>

Clause 55.03 Liveability

Clause 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	M-Plan Response

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<p>Developments include at least:</p> <ul style="list-style-type: none"> • 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. 	<p>The standard is not applicable.</p>
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<p>Clause 55.03-2 Parking Location Objective</p>	
<p>To minimise the impact of vehicular noise within developments on residents.</p>	
<p>Standard B3-2</p>	<p>M-Plan Response</p>
<p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>The proposed shared accessway is along the eastern boundary, adjacent to an existing bedroom window in Dwelling 1.</p> <p>The windowsill is 1.5 metres above ground level, and the accessway is setback 1 metre from the window in compliance with the standard.</p>

<p>Clause 55.03-3 Street Integration Objective</p>	
<p>To integrate the layout of development with the street to support the safety and amenity of residents.</p>	
<p>Standard B3-3</p>	<p>M-Plan Response</p>
<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by a 	<p>The proposal achieves passive surveillance of Denver Drive through a direct view of the street from the existing bedroom windows of Dwelling 1.</p>

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<p>direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.</p> <ul style="list-style-type: none"> 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. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>	<p>A mailbox for each dwelling is communally located along the accessway at the street interface.</p> <p>Lighting can be provided in compliance with the standard.</p>
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<p>Clause 55.03-4 Entry Objective</p>	
<p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p>	
<p>To provide entries with weather protection, safe design, natural light and ventilation.</p>	
<p>Standard B3-4</p>	<p>M-Plan Response</p>
<p><i>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</i></p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage. <p>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.</p>	<p>Dwelling 1 Existing Dwelling 1 has a ground level entry door with a direct line of sight from Denver Drive and a covered area of 7.32 square metres with a minimum dimension of 1.2 metres.</p> <p>Dwelling 2 Proposed Dwelling 2 has a ground level entry door with a direct line of sight from the shared accessway and a covered area of 5.25 square metres with a minimum dimension of 1.2 metres. The proposal complies with the standard.</p>

<p>Clause 55.03-5 Private Open Space Objective</p>	
<p>To provide adequate private open space for the reasonable recreation and service needs of</p>	

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residents.	
Standard B3-5	M-Plan Response
<p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Where ground level private open space is</p>	<p>Dwelling 1</p> <p>Dwelling 1 has provided a north facing balcony with 31 square metres and a minimum dimension of 3.5 metres in compliance with the standard.</p> <p>Dwelling 2</p> <p>Dwelling 2 has provided a north facing balcony with 18 square metres and a minimum dimension of 4 metres in compliance with the standard.</p>

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<p>provided an area for clothes drying is provided.</p>	
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Clause 55.03-6 Solar Access to Open Space Objective	
<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	
Standard B3-6	M-Plan Response
<p>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.</p>	<p>The orientation of the site allows the proposed balconies to face north with no wall.</p>

Clause 55.03-7 Functional Layout Objective	
<p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	
Standard B3-7	M-Plan Response
<p>Bedrooms:</p> <ul style="list-style-type: none"> 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. <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p>	<p>Dwelling 1</p> <p>Bedrooms</p> <p>The proposed bedroom dimensions for Dwelling 1 are:</p> <p>Ground Floor</p> <ul style="list-style-type: none"> Bed: 3.12m x 3.10m Bed: 4.00m x 3.50m Bed: 4.00m x 3.56m <p>First Floor</p> <ul style="list-style-type: none"> Main Bed: 3.80m x 3.06m <p>Each bedroom is proposed with either a walk-in robe or built-in robe. The proposed built-in robe provides an area of 0.51 square metres requiring a minor variation to the 0.8 square metres. Despite the reduced area, the built-in robe provides 0.82 cubic metres to allow for a useable storage space.</p> <p>Living Area</p>

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	<p>Dwelling 1 is capable of accommodating an area greater than 12 square metres excluding the kitchen and meals area. The minimum dimension for this area is marginally below the required 3.6 metres and requires a minor variation to the standard.</p> <p>Despite the reduced minimum dimension, the living area achieves a functional and flexible space with reasonable furniture layout opportunities and good access to daylight and represents an acceptable outcome. The design response has sought to utilise the existing building envelope and provides an appropriate response to the site constraints.</p> <p>Dwelling 2</p> <p>Bedrooms</p> <p>The proposed bedroom dimensions for Dwelling 2 are:</p> <p>Ground Floor</p> <ul style="list-style-type: none"> • Guest: 3.5m x 4.00m • Bed: 3.41m x 3.50m <p>First Floor</p> <ul style="list-style-type: none"> • Main Bed: 3.50m x 4.00m • Bed: 3.70m x 3.30m <p>Each bedroom is proposed with either a walk-in robe or built-in robe in compliance with the standard.</p> <p>Living Area</p> <p>Dwelling 2 provides a living area of 30.048 square metres with a minimum dimension of 4.8 metres in compliance with the standard.</p>
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Clause 55.03-8 Room Depth Objective	
To allow adequate daylight into single aspect habitable rooms.	
Standard B3-8	M-Plan Response

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<p>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.</p> <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. 	<p>Dwelling 1</p> <p>Dwelling 1 has a proposed ground and first floor ceiling height of 2.54 metres and an allowable room depth of 6.35 metres.</p> <p>Each single aspect habitable room is designed with a depth appropriate to the ceiling height to provide the development with adequate daylight in compliance with the standard.</p> <p>Dwelling 2</p> <p>Dwelling 2 has a proposed ground floor ceiling height of 2.59 metres and an allowable room depth of 6.475 metres. The proposed first floor ceiling height is 2.74 metres with an allowable room depth of 6.84 metres.</p> <p>Each single aspect habitable room is designed with a depth appropriate to the ceiling height to provide the development with adequate daylight in compliance with the standard.</p>
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<p>Clause 55.03-9 Daylight to New Windows Objective</p>	
<p>To allow adequate daylight into new habitable room windows.</p>	
<p>Standard B3-9</p>	<p>M-Plan Response</p>
<p><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> • 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, 	<p>Dwelling 1</p> <p>Ground Floor windows of Dwelling 1 are existing and not proposed to be changed. Existing windows face an outdoor space clear to the sky in compliance with the standard.</p> <p>Existing First Floor windows are not proposed to be changed and face an outdoor space clear to the sky in compliance with the standard.</p> <p>Proposed first floor windows in the family/meals room face an outdoor space clear to the sky in</p>

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<p>not including land on an abutting lot; or</p> <ul style="list-style-type: none"> • 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. 	<p>compliance with the standard. The proposed alfresco balcony is not covered and remains open to the sky.</p> <p>Dwelling 2</p> <p>Proposed ground floor and first floor windows face an outdoor space clear to the sky in compliance with the standard.</p> <p>The proposed alfresco balcony is not covered and remains open to the sky.</p>
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<p>Clause 55.03-10 Natural Ventilation Objective</p>	
<p>To encourage natural ventilation of dwellings.</p>	
<p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	
<p>Standard B3-10</p>	<p>M-Plan Response</p>
<p><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>Each dwelling includes openable windows or doors on multiple external walls, providing cross-ventilation through the dwelling. Appropriate breeze paths are shown on the site plans in compliance with the standard.</p>

<p>Clause 55.03-11 Storage Objective</p>	
<p>To provide adequate storage facilities for each dwelling.</p>	
<p>Standard B3-11</p>	<p>M-Plan Response</p>
<p><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></p> <p>Each dwelling has exclusive access to at least 6</p>	<p>Dwelling 1</p> <p>Dwelling 1 is proposed with 6 cubic metres of storage within the western side setback in</p>

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<p>cubic metres of externally accessible storage space.</p>	<p>compliance with the standard.</p> <p>Dwelling 2</p> <p>Dwelling 2 has provided 15.3 cubic metres of external storage within the sub floor area in compliance with the standard.</p>
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<p>Clause 55.03-12 Accessibility for Apartment Developments Objective</p>	
<p>To ensure the design of dwellings meets the needs of people with limited mobility.</p>	
<p>Standard B3-12</p>	<p>M-Plan Response</p>
<p>At least 50 per cent of dwellings in or forming part of an apartment development have:</p> <ul style="list-style-type: none"> • 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. 	<p>The standard is not applicable.</p>

Clause 55.04 External Amenity

<p>Clause 55.04-1 Daylight to Existing Windows Objective</p>	
<p>To allow adequate daylight into existing habitable room windows.</p>	
<p>Standard B4-1</p>	<p>M-Plan Response</p>
<p>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.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window</p>	<p>Where the Dwelling 1 proposed carport is opposite an existing habitable room window along the northern boundary, the wall height is 3 metres and is setback 1.88 metres with an area greater than 3 square metres.</p>

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<p>are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Dwelling 1 and 2 are substantially setback from existing habitable room windows at the east and west boundary in compliance with the standard.</p>
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Clause 55.04-2 Existing North-Facing Windows Objective	
To allow adequate solar access to existing north-facing habitable room windows.	
Standard B4-2	M-Plan Response
<p>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:</p> <ul style="list-style-type: none"> • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to</p>	<p>There are no north facing windows within 3 metres of the boundary.</p>

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north 30 degrees east.	
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Clause 55.04-3 Overshadowing Secluded Open Space Objective	
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To ensure buildings do not significantly overshadow existing secluded private open space.	
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Standard B4-3	M-Plan Response
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<p>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.</p>	
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<p>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.</p>	
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<p>Overshadowing of the existing SPOS of 8 Denver Drive and 12 Denver Drive is less than 50 percent between 9 am and 3 pm in compliance with the standard.</p>
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Clause 55.04-4 Overlooking Objective	
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To limit views into existing secluded private open space and habitable room windows.	
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Standard B4-4	M-Plan Response
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<p>In Clause 55.04-4 a habitable room does not include a bedroom.</p>	
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<p>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.</p>	
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<p>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</p>	
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Dwelling 1

<p>Dwelling 1 has been designed to avoid direct views into the secluded private open space and habitable room windows of adjoining dwellings. Where there is a direct view from the proposed kitchen window, the existing window is to be replaced with a highlight window with a minimum sill height of 1.7 metres above finished floor level.</p>

<p>Dwelling 1 complies with a standard.</p>

Dwelling 2

<p>Where the proposed first floor windows of Dwelling 2 overlook the existing SPOS of the adjoining dwelling to west, fixed obscure glazing is proposed up to 1.7 metres above floor level.</p>

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<p>ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>Where the proposed first floor windows of Dwelling 2 overlook the existing SPOS of the adjoining dwelling to east, the sill height is 1.7 metres above floor level.</p> <p>The proposed alfresco balcony has been designed with fixed obscure glazing to 1.7 metres above floor level to avoid overlooking of the dwelling to the west.</p> <p>Dwelling 2 complies with the standard.</p>
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Clause 55.04-5 Internal Views Objective
 To limit views into the secluded private open space and habitable room windows of dwellings and

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residential buildings within a development.	
Standard B4-5	M-Plan Response
<p>In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. <p>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.</p>	<p>Dwelling 1</p> <p>Dwelling 1 does not overlook the SPOS of Dwelling 2 and complies with the standard.</p> <p>Dwelling 2</p> <p>Although the proposed alfresco balcony of Dwelling 2 may have a view toward the rear yard area of Dwelling 1, this area does not function as the primary SPOS for Dwelling 1.</p> <p>The primary SPOS for Dwelling 1 is provided via a balcony located at the front of the dwelling. Dwelling 2 does not overlooking this area.</p>

Clause 55.05 Sustainability

Clause 55.05-1 Permeability and Stormwater Management Objective

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

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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

M-Plan Response

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

The site area covered by pervious surfaces is 32.33 per cent.

The development includes a stormwater management system designed to:

The stormwater management system is designed in accordance with the standard.

- 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

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treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	
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Clause 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	M-Plan Response
<p>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.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>There are no existing domestic solar energy systems overshadowed by the proposed development.</p>

Clause 55.05-3 Rooftop Solar Energy Generation Area Objective	
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	
Standard B5-3	M-Plan Response
<p>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.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance 	<p>Dwelling 1</p> <p>Dwelling 1 has a proposed area of 35.7 square metres, with a minimum dimension greater than 1.7 metres, oriented east in compliance with the standard.</p> <p>Dwelling 2</p> <p>Dwelling 2 has a proposed area of 35.7 square metres, with a minimum dimension of 1.7 metres, oriented east and west in compliance with the</p>

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<p>with Table B5-3.</p> <ul style="list-style-type: none"> • 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. 	<p>standard.</p>
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<p>Clause 55.05-4 Solar Protection to New North-Facing Windows Objective</p>	
<p>To encourage external shading of north facing windows to minimise summer heat gain.</p>	
<p>Standard B5-4</p>	<p>M-Plan Response</p>
<p>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.</p>	<p>Dwelling 1 and 2</p> <p>Ground floor north facing windows are shaded by the proposed first floor alfresco balcony in compliance with the standard.</p> <p>First floor north facing windows are proposed to be shaded with a 0.6 metre eave in compliance with a window height of 2.4 metres.</p>

<p>Clause 55.05-5 Waste and Recycling Objective</p>	
<p>To ensure dwellings are designed to facilitate waste recycling.</p>	
<p>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.</p>	
<p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>	
<p>Standard B5-5</p>	<p>M-Plan Response</p>
<p><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></p> <p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at</p>	<p>Dwelling 1 and 2</p> <p>Toward the western boundary, each dwelling is proposed with a bin storage area capable of accommodating three household bins in an area</p>

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<p>least the applicable area, depth and height specified in Table B5-5.1.</p> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> • The shared bin storage area: <ul style="list-style-type: none"> ○ Is located within 40 metres of a kerbside collection point. ○ 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. <p>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.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p>	<p>with a minimum dimension of 0.8 metres, an area of at least 1.8 square metres and is not enclosed.</p> <p>In addition, each dwelling has been designed to incorporate internal waste and recycling storage within the kitchen. Sufficient pantry and cupboard space is available to achieve the minimum 0.07 cubic metres with a depth of at least 250 millimetres and providing flexibility for occupants to manage waste and recycling.</p>
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Clause 55.05-6 Noise Impacts Objective	
To minimise the impact of mechanical plant noise located in the development.	
Standard B5-6	M-Plan Response
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.	<p>Dwelling 1 and 2</p> <p>The proposed design does not include any mechanical plant equipment located immediately adjacent to bedrooms of new or existing dwellings and complies with the standard.</p>

Clause 55.05-7 Energy Efficiency for Apartment Developments Objective	
To achieve energy efficient dwellings and buildings.	
To ensure dwellings achieve adequate thermal efficiency.	
Standard B5-7	M-Plan Response
Dwellings in or forming part of an apartment development located in a climate zone	The standard is not applicable.

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identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.	
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