

CLAUSE 54 ASSESSMENT – One Dwelling on a Lot less than 300sqm in Area

35A Bayside Avenue, StLeonards, Victoria 3223

An application to which this clause applies is accompanied by:

- A Written Report (Refer written report for further information)
- A site description – Clause 54.01-1.
- A design response – Clause 54.01-2 including a landscape plan.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.
- Architectural Plan Set (Refer to Plan Set when reading this assessment)
- Diagrams and Details (Refer Plan Set)
- Copy of Title and Register of Search Statement
- Refer to all attachments

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CLAUSE 54 ASSESSMENT OF 35A BAYSIDE AVENUE ST LEONARDS VICTORIA

The following objectives and standards are current up to and including Amendment VC282 on 13/8/2025.

54.02 Neighbourhood character

<p>54.02-1 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.</p>	<p>Standard A2-1 Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> • 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 A2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table A2-1. <p>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.</p>	<p>Deemed to Comply</p> <p>Not Applicable The application proposes construction of new small dwelling (lot2) behind an existing dwelling (lot1) such that the established front setback is to be retained.</p> <ul style="list-style-type: none"> • The siting of the building is constrained by the shape, dimensions, land position being behind the existing street scape and established setbacks which are the existing conditions of 	<p>Right of Appeal ✓ standard met</p>
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Table A2-1 Street setback			
Development context	Minimum setback from front street	Minimum setback from a side street	
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable	
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable	
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	

<p>54.02-2 Building height objective To ensure that the height of buildings responds the existing or preferred neighbourhood character.</p>	<p>Standard A2-2 The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</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</p>	<p>Deemed to Comply The maximum building height applicable to the site is 7.5m metres and any higher requires planning assessment for the design development overlay. (DDO) The proposed maximum building height of 7.3 metres meets the standard/mandatory building height requirement of the GRZ zone and does not trigger the DDO overlay.</p>	<p>Right of Appeal ✓ standard met</p>
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the sites lot1 and lot2 previous subdivision application and permit.

- There is no visual impact of the building when viewed from the street as it does not form part of the streetscape. The land is accessed by a common driveway which is the only street access or visual indication a dwelling existing behind the lot1 existing dwelling that is on the actual streetscape.

	<p>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 should not exceed 10 metres.</p>	<ul style="list-style-type: none"> • The building height is less than the maximum of the zone • The building height is also less than the DDO overlay trigger of 7.5M • The proposed dwelling is setback behind an existing dwelling • The visual impact of the building when viewed from the street and from adjoining properties is minimal to unsighted due to the land position not abutting a street. <p>While the dwelling is double storey in scale, the design solution is setback significantly from the street with another existing dwelling in front of the proposed dwelling, resulting in the dwelling not foaming part of the streetscape.</p>	
<p>54.02-3 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.</p>	<p>Standard A2-3 A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</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>Deemed to Comply The required setbacks have been achieved for the development and all side and rear setbacks comply with the A2-3 formula contained in the Standard.</p> <ul style="list-style-type: none"> • The attached Garage is less than the average 3.2m height on boundary, with a 200mm boundary offset setback • Refer to the Plan Set • The dwelling design complies to the standard. • No impact on the amenity of the habitable room windows and secluded private open space of existing dwellings result from the attached garage wall height. • The Garage wall position on the north boundary creates no shadow onto the adjoining site. • The garage wall height is required to facilitate the construction of the attached garage to tie 	<p>Right of Appeal ✓ standard met</p>

	<p>Diagram A2-3 Side and rear setbacks</p> <p>LOT BOUNDARY</p> <p>3.6m (max.) 3.2m (av.)</p>	<p>into the entire dwelling design and meet carparking requirements.</p>	
<p>54.02-4 Walls on boundaries objective</p> <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</p>	<p>Standard A2-4</p> <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 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 	<p>Deemed to Comply</p> <p>The proposed wall on the North boundary extends for a length of only 6.2 metres, has an average height of less than 3.2 metres, and a maximum height of 3.2 metres.</p>	<p>Right of Appeal</p> <p>✓ objective met</p>

<p>the impact on the amenity of existing dwellings and small second dwellings.</p>	<ul style="list-style-type: none"> 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 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>54.02-5 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.</p>	<p>Standard A2-5 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 a zone; or If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table A2-5: 	<p>Deemed to Comply The maximum site coverage specified for this site is 65 percent as per the schedule to the zone/Table A2-5. The proposed site coverage of buildings is 51 percent of the site, which meets the standard.</p>	<p>Right of Appeal ✓ standard met</p>

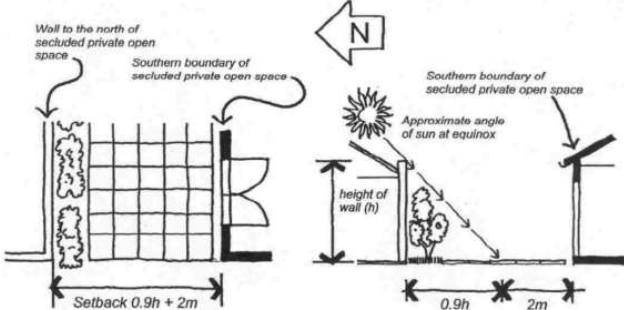
	<p>Table A2-5 Site coverage</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> <tr> <td>Housing Choice and Transport Zone</td> <td></td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone			
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<p>54.02-6 Tree canopy objective To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat</p>	<p>Standard A2-6 Provide a minimum canopy cover as specified in Table A2-6.</p> <p>Table A2-6 Minimum tree requirement</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Tree</th> </tr> </thead> <tbody> <tr> <td>100 square metres or less</td> <td>One tree</td> </tr> <tr> <td>Above 100 square metres to 200 square metres</td> <td>Two trees</td> </tr> <tr> <td>Above 200 square metres to 300 square metres</td> <td>Three trees</td> </tr> </tbody> </table> <p>A tree must meet the following:</p> <ul style="list-style-type: none"> Reach a height of at least 6 metres at maturity. Achieve a canopy width of at least 4 metres at maturity. Planted in a minimum deep soil area of 12 square metres with a minimum plan dimension 2.5 metres or in a planter with a minimum volume of 12 cubic metres with a minimum depth of 0.8 metres of planter soil <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 metres or greater at 1.4 metres above ground level, Has a trunk that is located at least 4 metres from proposed buildings. 	Site area	Tree	100 square metres or less	One tree	Above 100 square metres to 200 square metres	Two trees	Above 200 square metres to 300 square metres	Three trees	<p>Deemed to Comply There are adequate areas available on site to allow for tree planting which will complement the landscape character of the area.</p> <p>The tree canopy requirement has been achieved as per Table A2-6 though the planting of minimum 1 tree incorporated into the landscape plan</p> <p>Appropriate landscaping plan has been submitted for assessment.</p>	<p>Right of Appeal ✓ standard met</p>						
Site area	Tree																
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	<p>Existing trees that are retained can be used to satisfy the tree canopy requirement.</p> <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>54.02-7 Front Fences To encourage front fence design that responds the existing or preferred neighbourhood character.</p>	<p>Standard A2-7 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 A2-7. <p>Table A2-7 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>This standard does not apply to a small second dwelling.</p>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>N/A This Standard does not apply to this dwelling without street frontage or a street boundary.</p>	<p>Right of Appeal ✓ standard met</p>
Street context	Maximum front fence height								
Streets in a Transport Zone 2	2 metres								
Other streets	1.5 metres								
<p>54.02-8 Building setback for small second dwelling To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.</p>	<p>Standard A2-8 Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage. Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard</p>	<p>N/A This Standard does not apply to a dwelling.</p>	<p>Right of Appeal ✓ standard met</p>						

54.03 Liveability

<p>54.03-1 Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents</p>	<p>Standard A3-1 Where a development fronts a street, a vehicle accessway or abuts public open space passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.</p> <p>This Standard does not apply to a small second dwelling.</p>	<p>Deemed to Comply The development is designed to provide passive surveillance of a vehicle accessway through a direct view from a living room habitable room window at the front entry of the property next to the garage.</p>	<p>Right of Appeal ✓ standard met</p>
<p>54.03-2 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard A3-2 A dwelling or small second dwelling has private open space of an area and dimensions specified in the schedule to the zone.</p> <p>If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building has private open space with direct access from a living room, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> An area of 20 per cent of the area of the lot, but not less than 25 square metres. At least one part of the private open space consists of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table A3-2; or An area on a roof of at least 10 square metres with a minimum width of 2 metres. <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 for the private open space and secluded private open space must be less than the area and dimensions specified in this standard, and 	<p>Deemed to Comply There is no area specified in a schedule to the zone.</p> <p>A greater area of the 25 square metres of secluded private open space with a minimum dimension of 3 metres with direct access from a living room/dining area/kitchen has been provided.</p> <p>Clothes drying has been provided in the ground level private open space of the dwelling.</p>	<p>Right of Appeal ✓ standard met</p>

	<ul style="list-style-type: none"> The area and dimensions specified for a balcony or an area on a roof must be less than the area and dimensions specified in this standard. <p>A small second dwelling has a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living area, dining area or kitchen</p> <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 provided, an area for clothes drying is provided.</p> <p>Table A3-2 Private open space for a balcony</p> <table border="1"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 bedroom dwelling	12 square metres	2.4 metres		
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																						
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																						
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Any other orientation	1 bedroom dwelling	8 square metres	1.8 metres																						
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<p>54.03-3 Solar access to open space objective</p> <p>To allow solar access into the secluded private open space of new dwellings.</p>	<p>Standard A3-3</p> <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>Deemed to Comply</p> <p>All proposed secluded private open space receives adequate solar access.</p>	<p>Right of Appeal</p> <p>✓ standard met</p>																						

	<p>Diagram A3-3 Solar access to open space</p>  <p>This standard does not apply to a small second dwelling.</p>		
<p>54.03-4 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>Standard A3-4 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, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>Deemed to Comply All habitable room windows are located on an external wall.</p> <p>All habitable room windows face:</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, not including land on an abutting lot. 	<p>Right of Appeal ✓ standard met</p>
<p>54.03-5 Safety and accessibility for small second dwelling objective</p>	<p>Standard A3-5 A small second dwelling is provided with a clear and unobstructed path from the frontage that:</p>	<p>N/A This Standard does not apply to a dwelling.</p>	<p>Right of Appeal ✓ standard met</p>

<p>To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.</p>	<ul style="list-style-type: none"> • Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the minimum width of the path is at least 1.8 metres. • Has a minimum clear height of at least 2 metres, with no encroachments. • Has a gradient no steeper than 1 in 14. • Has a cross fall no steeper than 1 in 40. • Is sealed or has an all-weather access. 		
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54.04 External Amenity

<p>54.04-1 Daylight to existing windows objective To allow adequate daylight into existing habitable room windows.</p>	<p>Standard A4-1 Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</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>Not Applicable There are no existing habitable room windows opposite the proposed buildings that require consideration.</p>	<p>Right of Appeal ✓ standard met</p>
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	<p>Diagram A4-1 Daylight to existing windows</p>		
<p>54.04-2 Existing north facing windows objective To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard A4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot a new building is to be set back from the boundary 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.</p> <p>For this standard, a north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Not Applicable There are no north facing habitable room windows on abutting lots that require consideration.</p>	<p>Right of Appeal ✓ standard met</p>

	<p>Diagram A4-2 North-facing windows</p> <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p>		
<p>54.04-3 Overshadowing secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard A4-3 The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced</p>	<p>Deemed to Comply The extent of overshadowing associated with the proposed development is within the requirements of the standard as: More than 50% of the SPOS and 25sqm with a minimum dimension of 3m is not overshadowed for a minimum of 5 hours between 9am and 3pm on 22 September for the east and west neighbours. Overshadowing occurs only to utility spaces being a driveway/car parks and garage/shed/carport only</p>	<p>Right of Appeal ✓ standard met</p>

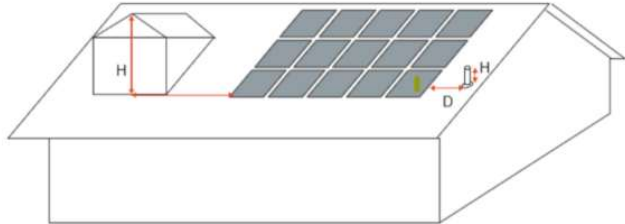
		and no shadow extents over any adjoining private open space to the south neighbour.	
<p>54.04-4 Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard A4-4</p> <p>In Clause 54.04-4 a habitable room does not include a bedroom.</p> <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> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of 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:</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 direct views, such as horizontal ledges or vertical fins. 	<p>Deemed to Comply</p> <p>The development is designed to meet the requirements of the standard with overlooking into existing secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of:</p> <p>Fixed screens to fences or attached to the dwelling blocking the 9M line of sight arc as demonstrate on the overlooking diagram/plans.</p> <p>Some windows also have 1.7m sill height from floor level to block any overlooking considerations.</p>	<p>Right of Appeal</p> <p>✓ standard met</p>

	<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 should be:</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>Diagram A4-4 Overlooking</p>		
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54.05 Sustainability

<p>54.05-1 Permeability objectives</p>	<p>Standard A5-1 The site area covered by the pervious surfaces is at least 20 percent of the site.</p>	<p>Deemed to Comply The site retains 49% per cent permeability, assisting in on site stormwater filtration.</p>	<p>Right of Appeal ✓ standard met</p>
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<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To contribute to urban cooling</p>			
<p>54.05-2 Overshadowing domestic solar energy systems</p> <p>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</p>	<p>Standard A5-2</p> <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 54.05-2, domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>N/A</p> <p>There are no existing domestic solar energy systems on adjoining buildings that require consideration.</p>	<p>Right of Appeal</p> <p>✓ standard met</p>
<p>54.05-3 Rooftop solar energy generation area objective</p> <p>To support the future installation of appropriately sited rooftop solar</p>	<p>Standard A5-3</p> <p>In Clause 54.05-3, 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. 	<p>Deemed to Comply</p> <p>The submitted plans demonstrate that each dwelling:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area of 100 sqm in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. 	<p>Right of Appeal</p> <p>✓ standard met</p>

<p>energy systems for a dwelling.</p>	<ul style="list-style-type: none"> • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Diagram A5-3 Allowable distance between obstructions and the rooftop solar energy area</p>  <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p> <p>Table A5-3 Minimum rooftop solar energy generation area</p> <table border="1" data-bbox="443 894 1066 1029"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table> <p>This standard does not apply to a small second dwelling.</p>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres	<ul style="list-style-type: none"> • Is an 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. 	
Number of bedrooms	Minimum roof area										
1 bedroom dwelling	15 square metres										
2 or 3 bedroom dwelling	26 square metres										
4 or more bedroom dwelling	34 square metres										
<p>54.05-4 Solar protection to new north facing windows objective</p>	<p>Standard A5-4</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>Deemed to Comply</p> <p>North facing windows are shaded by cantilevered first floor above with a minimum horizontal depth of 1 metres being 0.25 x the window height of 2.4 metres.</p>	<p>Right of Appeal</p> <p>✓ standard met</p>								

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