

# Rosevear Planning Associates:

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156 Autumn Street, Geelong West:

## 1: Introduction:

Miles Douglas Architects and Rosevear Planning Associates Pty Ltd have been engaged to prepare an application for planning permit, seeking approval for a two Lot Subdivision, alterations to a dwelling covered by the Heritage Overlay and buildings and works to construct a second Dwelling on the land at 156 Autumn Street in Geelong West.

The subject land is described as Lot 1 on TP956906 and is covered by the Neighbourhood Residential Zone - Schedule 3 (NRZ3), and the Heritage Overlay – Schedule (HO1960). The Special Building Overlay covers a small portion of the Lot adjacent the southern boundary, however no new works are proposed in this area and the Overlay is therefore not relevant to the assessment of this proposal.

The proposal will require a planning permit for Subdivision under the Neighbourhood Residential Zone and the Heritage Overlay. The Neighbourhood Residential Zone also requires a permit for Buildings & Works and to construct a replacement front fence with a height exceeding 1.5 metres and the Heritage Overlay requires a permit to demolish or remove a building, construct buildings and works, construct a front fence, externally alter a building and externally paint a building.

This report addresses the relevant permit application requirements and assesses the proposal against the provisions of the Greater Geelong Planning Scheme.

## 2: Proposal:

The application seeks approval for a two Lot Subdivision, alterations to an existing Dwelling covered by the Heritage Overlay and buildings and works to construct a second Dwelling and a new front fence (facing Yuille Street) on the subject land.

The proposal will provide a more efficient use of the subject land allowing a greater housing yield in an area that has been zoned specifically for residential purposes. It will not detrimentally impact the character of the area or unreasonably impact the amenity of adjoining residents.

The subject land will be subdivided in two, creating Lot 1, containing the existing two storey dwelling, with frontage to Autumn Street, and an area of 326 sqm. and proposed Lot 2, which will have an area of 306sqm and frontage to Yuille Street.

The existing dwelling on proposed Lot 1 will be modified to fit within the new Lot boundaries by demolishing a weather board extension at the rear and a new deck area will be constructed within the rear yard.

The application is supported by development plans for proposed Lot 2, which demonstrate the suitability of the land for construction of a new 2-storey dwelling in keeping with the neighbourhood character of the area.

The proposed new dwelling will include a single car garage, open plan kitchen dining and living space, one bedroom with walk-in robe and ensuite, a shared powder room and a laundry at ground level. The upper level will contain two bedrooms, a rumpus, a shared bathroom and W.C.

The new dwelling will have a maximum height of 8.81 metres at the central peak and will be setback 5.8 metres from the north (front) boundary, 1.68 metres from the southern (internal) boundary, 1.68 metres from the east (side) boundary and will be constructed on the west boundary for the length of the garage. The remainder of the west boundary will have a side setback of 1.05 metres.

The new dwelling will be accessed from Yuille Street and will provide two tandem, car parking spaces with the capacity for one car to be parked within the garage.

Externally the dwelling will be clad in a mix of materials including face brickwork and vertical timber cladding on the walls and steel cladding on the roof.

The proposal also seeks approval to construct a new permeable timber batten fence and gate along the Yuille St frontage. The new fence will be 1.8m high and will include a gate to provide pedestrian access.

### 3: Existing Site & Surrounding Area:

The subject land is located between Yuille Street to the north and Autumn Street to the south and currently has access from both.

The site comprises a total area of 632 square metres and is developed by an existing dwelling adjacent the Autumn Street frontage with a number of outbuildings extending across the site to the rear boundary.

The property contains no substantial vegetation cover as shown in the aerial photograph below.



The subject land has a number of direct abutments including, 154 and 158 Autumn Street and 59 Yuille Street which all contain single dwellings and have an area similar to that achieved by the proposed subdivision.

#### 4: Restrictions on Title:

Under Section 61(4) of the Planning & Environment Act 1987, the Responsible Authority must not issue a planning permit that would result in a breach of a registered restriction.

The subject land is described, as Lot 1 on Title Plan 956906D and a review of the title certificate confirms that there are no restrictions that would prevent redevelopment of the land as proposed.

#### 5: Permit Triggers

The land is zoned Neighbourhood Residential Zone - Schedule 3 and the proposal is assessed against these provisions as follows:

**Neighbourhood Residential Zone – Schedule 3 (NRZ3)**  
**Geelong West.**

| Clause                                                                            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Proposal                                                                                                                                                                                                           | Permit required                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|------------|-----|--------------|-----|------------------------------------------------------|-----------------|
| Clause 32.09-2<br>Use of land                                                     | No permit required to use the land for a dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Use of the subject land for a dwelling is well established by the existing circumstances                                                                                                                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                       |            |     |            |     |              |     |                                                      |                 |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                    |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
| Clause 32.09-3<br>Subdivision                                                     | <p>A permit is required to subdivide land.</p> <p>An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:</p> <ul style="list-style-type: none"><li>• An approved precinct structure plan or an equivalent strategic plan;</li><li>• An incorporated plan or approved development plan; or</li><li>• A permit for development</li></ul> <p>An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling and car space, must meet the relevant requirements of Clause 56.</p> | <p>2 Lot subdivision proposed</p> <p>Proposed Lot 1: will have an area of 326sqm &amp; will provide 59% as garden area</p> <p>Proposed Lot 2: will have an area of 306sqm and will provide 37% as garden area.</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>N/A</p> <p>Complies (see Clause 56 assessment attached)</p> |            |     |            |     |              |     |                                                      |                 |
| Clause 32.09-4<br>Construction or extension of a dwelling or residential building | <p>An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:</p> <table><tr><th>Lot size</th><th>Min % of Lot set aside as garden area</th></tr><tr><td>400-500sqm</td><td>25%</td></tr><tr><td>501-650sqm</td><td>30%</td></tr><tr><td>Above 650sqm</td><td>35%</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Lot size                                                                                                                                                                                                           | Min % of Lot set aside as garden area                                                                                                     | 400-500sqm | 25% | 501-650sqm | 30% | Above 650sqm | 35% | <p>Both lots will be &lt;400sqm.</p> <p>As above</p> | <p>Complies</p> |
| Lot size                                                                          | Min % of Lot set aside as garden area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
| 400-500sqm                                                                        | 25%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
| 501-650sqm                                                                        | 30%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
| Above 650sqm                                                                      | 35%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |
| Clause 32.09-5<br>Construction and extension of one                               | <p>A permit is required to construct or extend one dwelling on:</p> <ul style="list-style-type: none"><li>• A lot of less than 300 square metres.</li><li>• A lot of less than the size specified in a schedule to this zone.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>&gt;300sqm</p> <p>None specified</p>                                                                                                                                                                            |                                                                                                                                           |            |     |            |     |              |     |                                                      |                 |

|                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                       |                                                                            |
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| dwelling on a lot                                                                       | <p>A permit is required to construct or extend a front fence within 3 metres of a street if:</p> <ul style="list-style-type: none"> <li>The fence is associated with one dwelling on: <ul style="list-style-type: none"> <li>A lot of less than 300 square metres, or</li> <li>A lot of less than the size specified in a schedule to this zone.</li> </ul> </li> <li>The fence exceeds the maximum height specified in Clause 54.06-2.</li> </ul> <p>A development must meet the requirements of Clause 54.</p> <p>No permit is required to:</p> <ul style="list-style-type: none"> <li>Construct or carry out works normal to a dwelling.</li> <li>Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.</li> <li>Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.</li> </ul> | <p>Replacement front fence proposed</p> <p>&gt;300sqm N/A<br/>N/A</p> <p>&gt;1.5m (1.8m proposed)</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |
| <p>Clause 32.09-6<br/>Construction and extension of two or more dwellings on a lot,</p> | <p>A permit is required to:</p> <ul style="list-style-type: none"> <li>Construct a dwelling if there is at least one dwelling existing on the lot.</li> <li>Construct two or more dwellings on a lot.</li> <li>Extend a dwelling if there are two or more dwellings on the lot.</li> <li>Construct or extend a dwelling if it is on common property.</li> <li>Construct or extend a residential building.</li> </ul> <p>A permit is required to construct or extend a front fence within 3 metres of a street if:</p> <ul style="list-style-type: none"> <li>The fence is associated with 2 or more dwellings on a lot or a residential building, and</li> <li>The fence exceeds the maximum height specified in Clause 54.06-2.</li> </ul> <p>A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.</p>                                                                                                                                                                 | <p>Second dwelling proposed</p>                                                                       | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |

|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                  |                                 |
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|                                                                                                                                  | <p><i>An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.</i></p> <p><i>A permit is not required to construct one dependent person's unit on a lot.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                  |                                 |
| <p><i>Clause 32.09-10<br/>Maximum<br/>building height<br/>requirement for a<br/>dwelling or<br/>residential<br/>building</i></p> | <p><i>A building must not be constructed for use as a dwelling or a residential building that:</i></p> <ul style="list-style-type: none"> <li><i>exceeds a maximum building height of 9m.</i></li> <li><i>contains more than 2 storeys at any point.</i></li> </ul> <p><i>A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:</i></p> <ul style="list-style-type: none"> <li><i>It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.</i></li> <li><i>There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.</i></li> <li><i>It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.</i></li> <li><i>It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.</i></li> </ul> <p><i>An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.</i></p> | <p>The proposal will achieve a max height of 8.81m above ngl.</p> <p>Two storeys only</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> | <p>COMPLIES</p> <p>COMPLIES</p> |

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|  | <p><i>A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.</i></p> <p><i>A basement is not a storey for the purposes of calculating the number of storeys contained in a building.</i></p> <p><i>The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.</i></p> <p><b>Building height if land is subject to inundation</b></p> <p><i>If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.</i></p> | <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>The property boundary adjacent Autumn Street is subject to SBO and the proposal will not alter the existing circumstances.</p> |  |
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The land is also covered by the Heritage Overlay – Schedules (HO1960) a and is assessed against these provisions as follows:

**Heritage Overlay – Schedules HO769 & HO1635**

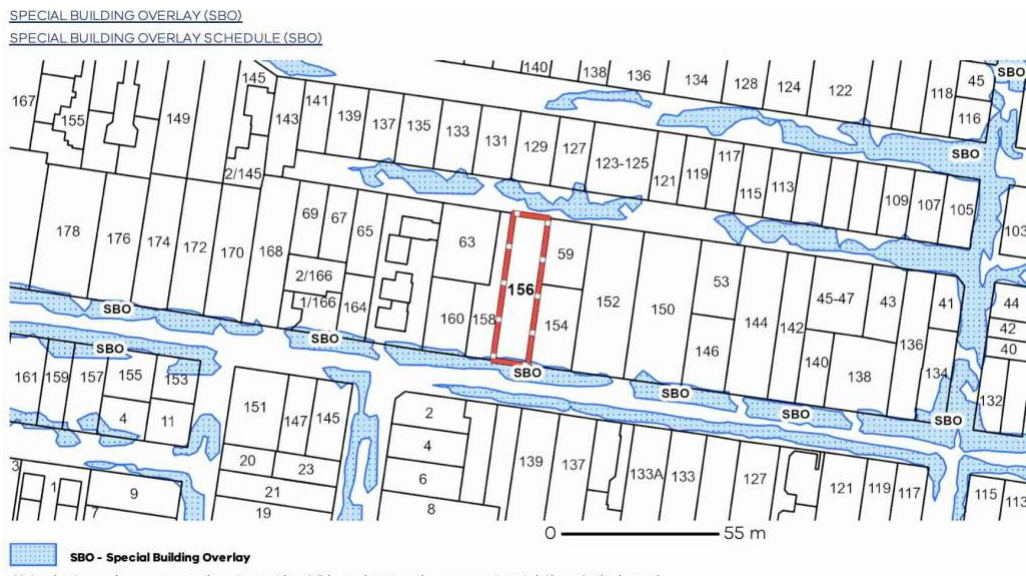
| Clause                                                        | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Proposal                                                                                                     | Permit required                                                                              |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <p><i>Clause 43.01-1</i></p> <p><b>Permit requirement</b></p> | <p><i>A permit is required to:</i></p> <ul style="list-style-type: none"> <li><i>Subdivide land.</i></li> <li><i>Demolish or remove a building.</i></li> <li><i>Construct a building or construct or carry out works, including:</i> <ul style="list-style-type: none"> <li><i>Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.</i></li> <li><i>A solar energy facility attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.</i></li> </ul> </li> </ul> | <p>2 Lot Subdivision</p> <p>Partial demolition</p> <p>Buildings &amp; works</p> <p>Solar Panels included</p> | <p>Permit required</p> <p>Permit required</p> <p>Permit required.</p> <p>Permit required</p> |

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|  | <ul style="list-style-type: none"> <li>○ A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.</li> <li>○ A fence, if the fence is visible from a street (other than a lane) or public park.</li> </ul>                                                              | N/A                                                | Permit required |
|  |                                                                                                                                                                                                                                                                                                                    | Replacement front fence visible from Yuille Street |                 |
|  | <ul style="list-style-type: none"> <li>○ Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.</li> </ul>                                                                                                             | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ Street furniture other than: <ul style="list-style-type: none"> <li>▪ traffic signals, traffic signs, fire hydrants, parking meters, post boxes and seating.</li> <li>▪ speed humps, pedestrian refuges and splitter islands.</li> </ul> </li> </ul>                      | N/A                                                |                 |
|  |                                                                                                                                                                                                                                                                                                                    | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.</li> </ul>                                                             | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.</li> </ul>                                              | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park</li> </ul>                                                                             | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.</li> </ul>                                                                                                       | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.</li> </ul>                                                                                                                                      | N/A                                                |                 |
|  | <ul style="list-style-type: none"> <li>○ Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street</li> </ul> | N/A                                                |                 |

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|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                                                                             | <p><i>(other than a lane) or public park.</i></p> <ul style="list-style-type: none"> <li>• <i>Externally alter a building by structural work, rendering, sandblasting or in any other way.</i></li> <li>• <i>Construct or display a sign.</i></li> <li>• <i>Externally paint a building if the schedule to this overlay identifies the heritage place as one where external paint controls apply.</i></li> <li>• <i>Externally paint an unpainted surface.</i></li> <li>• <i>Externally paint a building if the painting constitutes an advertisement.</i></li> <li>• <i>Internally alter a building if the schedule to this overlay identifies the heritage place as one where internal alteration controls apply.</i></li> <li>• <i>Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.</i></li> <li>• <i>Remove, destroy or lop a tree if the schedule to this overlay identifies the heritage place as one where tree controls apply. This does not apply:</i> <ul style="list-style-type: none"> <li>○ <i>To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.</i></li> <li>○ <i>If the tree presents an immediate risk of personal injury or damage to property.</i></li> </ul> </li> </ul> | <p>N/A</p> <p>N/A<br/>N/A</p> <p>N/A<br/>Internal Alt. controls not identified in HO1960</p> <p>N/A</p> <p>Tree controls do not apply under HO1960</p> <p>N/A</p> <p>N/A</p> | <p>N/A</p> <p>N/A</p> |
| <b>Clause 43.01-2<br/>Places in the<br/>Victorian<br/>Heritage register</b> | A permit is required under this overlay to subdivide a heritage place, which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The subject land is not included in the Victorian Heritage Register                                                                                                          | N/A                   |
| <b>Clause 43.01-3<br/>No permit<br/>required</b>                            | <p>No permit is required under this overlay:</p> <ul style="list-style-type: none"> <li>• For anything done in accordance with an incorporated plan specified in a schedule to this overlay.</li> <li>• To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>N/A</p> <p>N/A</p>                                                                                                                                                        | <p>N/A</p> <p>N/A</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                       |
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|  | <p>purposes.</p> <ul style="list-style-type: none"> <li>• For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the Cemeteries and Crematoria Act 2003.</li> <li>• To develop a heritage place, which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.</li> </ul> | <p>N/A</p> <p>N/A</p> | <p>N/A</p> <p>N/A</p> |
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A small section of the subject land adjacent the southern boundary, fronting Autumn Street, as shown in the image below, is also covered by the Special Buildings Overlay, however the proposed subdivision and the new buildings and works included in this application are located well outside the affected area and therefore the provisions of the Overlay are not relevant to the assessment of this application.



The proposed development therefore requires a planning permit for Subdivision, construction of a second dwelling and a replacement front fence (with a height exceeding 1.5 metres) under NRZ3 and for Subdivision, demolition or removal of a building, construction of buildings and works and construction a front fence under the provisions of the Heritage Overlay.

## 6: State & Local Planning Provisions:

The development proposed in this application is supported at a strategic level by the State and Local Planning Policy Framework and is consistent with the purpose and objectives of the Neighbourhood Residential Zone - Schedule 3

It is therefore not considered necessary to undertake a detailed analysis of the State Planning Policy, however 'for completeness' it has been identified that the following State level strategies are relevant and supportive of the proposal.

- Clause 11.01-1R Settlement – Geelong G21
- Clause 11.02-1S Supply of urban land
- Clause 11.03-2S Growth areas
- Clause 13.07-1S Land use compatibility
- Clause 15.01-1S Urban design
- Clause 15.01-4S Healthy neighbourhoods
- Clause 15.01-5S Neighbourhood character
- Clause 15.03-1S Heritage Conservation
- Clause 16.01-1S Housing supply
- Clause 16.01-2S Housing affordability

The State planning provisions provide guidance at an over-arching strategic level and support sustainable growth by delivering planning outcomes that are consistent with community expectations and the neighbourhood character of the area.

More specific guidance is provided through the local strategies and policies, which in this instance include Clause '16.01-1L-02 Increased housing diversity areas' which targets the Geelong West, Manifold Heights & Newtown Increased Housing Diversity Area that includes the subject land.

The objectives of this Clause seek:

*To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.*

*To support development that makes a positive architectural and urban design contribution to the IHDA.*

*To maintain streetscape character in heritage areas.*

*To promote pedestrian safety within the IHDA.*

Strategies to deliver these Objectives are also provided at Clause 16.01-1L-02 and as relevant to this application include the following.

**General strategies**

*Maximise opportunities for housing in IHDA by accommodating:*

- *Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.*

*Encourage a diversity of housing types to cater to a variety of lifestyle needs.*

*Encourage development to provide a high level of on-site amenity for future residents.*

**Built form strategies**

*Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.*

*Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.*

*Discourage storage areas located within the minimum area of secluded open space.*

*Support development that does not reduce opportunities for neighbouring sites to reasonably develop.*

**Building height strategies**

*Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.*

*Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.*

**Subdivision and consolidation strategies**

*Encourage the consolidation of lots to increase development potential.*

*Discourage the fragmentation of sites and underdevelopment of sites.*

**Heritage strategies**

*Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.*

*On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.*

The objectives and strategies provided by Clause 16.01-1L-02 recognise the importance of heritage sites such as the Milton Heritage Area (that includes the subject land) and seek to protect them from the impact of more intensive development in the immediate area.

The design response for the current proposal ensures the heritage values of the site will be protected and enhanced in accordance with the requirements of the Heritage Overlay and will have minimal impact on the existing dwelling.

For these reasons it is submitted that the proposal is entirely consistent with the relevant provisions of the State and Local Planning Policy Framework, particularly Clause 16.01-1L-02.

**7: Assessment:**

The proposed alterations and additions are entirely consistent with the purpose of the Neighbourhood Residential Zone - Schedule 3 and the creation of an additional lot and dwelling in this area will provide increased housing supply and diversity in accordance with the objectives of the relevant local planning policy framework.

Part 5.0 of Schedule 3 requires that *‘When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings’*. This requirement applies to the current proposal and the application seeks approval for the development of a second dwelling, in accordance with the submitted plans, as required. Given the current volatility within the Victorian building industry, the proponents seek Council’s agreement to secure development on the newly created Lot 2 via a Section 173 Agreement rather than requiring completion of the building works. This can be achieved by including an appropriate condition on the planning permit in the event that one is issued.

Decision guidelines relevant to this proposal are provided at Clause 32.09-14 and require the responsible authority to consider the following:

**General**

- *The Municipal Planning Strategy and the Planning Policy Framework.*

- *The purpose of this zone.*
- *The objectives set out in the schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

#### **Subdivision**

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

#### **Dwellings, small second dwellings and residential buildings**

- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.*

The proposed subdivision and the construction of a second dwelling on the land have been assessed against the relevant provisions of the Clause 55 and 56 as required and have been found to comply with all relevant Standards and Objectives, apart from particularly minor variations required for:

- Standard B2.3 Side and Rear Setback Objective - East (side) boundary - varies the requirements by 0.166m.
- Standard B2.8 Front Fence Objective – Preferred height 1.5m, proposed height 1.8m - varies the requirement by 0.3m

Pursuant to the above, it is noted that reduced setbacks are common within the area and the proposed variation (166mm) is sufficiently minor to ensure there will be no practical detriment to the adjoining property at 59 Yuille Street or the neighbourhood character of the area. Similarly solid fencing / walling, significantly higher and less permeable than that proposed by this application is a common element along Yuille Street and the proposed development (including the 1.8m timber batten fence) will deliver a much-improved amenity for this part of the streetscape.

The Heritage Overlay also applies to the subject land and in addition to the requirements of NRZ3, it also applies built form controls through the ‘*Milton Heritage Area, Heritage Design Guidelines*’. In response to these guidelines, the proposal has adopted a double storey form with gable roofs and is located at the rear of the site. Rectangular, vertically oriented windows are a feature of the building and the wall cladding will present a timber weatherboard appearance as required. The roof will be clad with corrugated sheet metal in a non-reflective colour, which is also consistent with the design guidelines.

The Heritage Overlay seeks:

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

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

*To ensure that development does not adversely affect the significance of heritage places.*

*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

As relevant to the subject land and HO1960, the table provided in the schedule to the Heritage Overlay identifies specific requirements in relation to 'Solar Energy System Controls' only and the following decision guidelines are relevant to the assessment of this application.

*The Municipal Planning Strategy and the Planning Policy Framework.*

*The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*

*Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*

*Any applicable heritage design guideline specified in the schedule to this overlay.*

*Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*

*Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*

*Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*

*Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

*Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.*

In response to the objectives and decision guidelines described above, the proposed partial demolition, subdivision and construction of a second dwelling have been designed to complement the form and shape of the existing building, and will be easily distinguished from the retained heritage fabric. The proposed two storey gable structure is a contemporary interpretation of a traditional building design and the location at the rear of the lot will ensure the new works are recessive and easily read as a separate entity.

Demolition has been limited to those portions of the building, which are more recent additions, and shedding at the rear of the site. The existing dwelling fronting Autumn Street will be retained with no change to its current street presentation and the proposal will therefore have no detrimental impact on the heritage character of the area.

For the reasons discussed above it is submitted that the proposal is entirely consistent with the strategic intent of the planning scheme and particularly with the purpose and decision guidelines of Neighbourhood Residential Zone – Schedule 3 and the Heritage Overlay as they apply to the subject land.

## 8: Conclusion:

The proposal seeks approval for alteration and additions to an existing heritage dwelling.

The design response has considered the relevant features of the building and has adopted a complimentary scale and form in keeping with the purpose and objectives of the Heritage Overlay.

## ATTACHMENT – ASSESSMENT AGAINST CLAUSE 55

## 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

| 55.02-1 Street Setback objectives                                                                                                                       | Met | Standard B2-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                       | Met                           | Comments                               |                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | Yes | <p><i>Walls of buildings are set back from streets:</i></p> <ul style="list-style-type: none"><li><i>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</i></li><li><i>If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.</i></li></ul> <p><i>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.</i></p> <p><b>Table B2-1 Street Setback</b></p> |                                                                                                                                                                       | Yes                           | No distance specified in Zone Schedule |                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                         |     | Development context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                       | Min setback from front 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. |                               | Yes                                    | The subject land abuts: <ul style="list-style-type: none"><li>59 Yuille St to the west, which has a setback of 4.447m. &amp;</li><li>The rear boundary of 158 Autumn St, to the east, which has a setback of 0.63m.</li></ul> The design response will deliver a minimum setback of 5.8m. which easily complies with Standard B2-1. |
|                                                                                                                                                         |     | 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.   |                               |                                        | N/A                                                                                                                                                                                                                                                                                                                                 |

|  |  |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                     |  |     |
|--|--|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|
|  |  | 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.                                                                                                                                                                                                                                                                                                                          |  | N/A |
|  |  | The site is on a corner                                                                                                     | 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. 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. |  | N/A |

| <b>55.02-2 Building Height</b>                                                                              | <b>Met</b> | <b>Standard B2-2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Met</b> | <b>Comments</b>                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</i> | Yes        | 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.<br>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. | Yes        | Schedule 3 to the NRZ also specifies a max height of 9.0m.<br><br>The new dwelling on proposed lot 2 will have a maximum height of 8.81m above natural ground level.<br><br>Complies |
|                                                                                                             |            | <i>Changes of building height between existing buildings and new buildings should be graduated.</i>                                                                                                                                                                                                                                                                                                                                                                                                           | Yes        | The proposal includes a discreet two storey element only, which is consistent with the heritage design guidelines applied through HO1960.<br><br>Complies                            |
| <b>55.02-3 Side and rear setbacks</b>                                                                       | <b>Met</b> | <b>Standard B2-3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Met</b> | <b>Comments</b>                                                                                                                                                                      |

|                                                                                                                                                                                                                                       |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>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.</i></p> | <p>Yes</p> | <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"> <li>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 metres, plus 1 metre for every metre of height over 6.9 metres.</li> <li>B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</li> </ul> <p>If the boundary is to the south of the building, the building is set back 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.</p> <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> | <p>Yes</p> | <p>South (rear) boundary:<br/>Proposed wall height = 3.49m<br/>Req setback: = 1.0m<br/>Proposed setback: = 1.68m<br/><b>Complies</b></p> <p>East (side) Boundary:<br/>Proposed wall height = 6.42m<br/>Req setback: = 1.846<br/>Proposed setback: = 1.68m<br/>Variation 0.166m req.<br/><b>See discussion</b></p> <p>West(side) boundary:<br/>Proposed wall height = 3.52m<br/>Req setback: = 1.0m<br/>Proposed setback: = 0.0m (garage), 1.05m remainder<br/><b>Complies</b></p> <p>N/A (Boundary is not to the south however the setback is &lt;3m).</p> <p>N/A</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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |                                                                                                                                            |
| <b>55.02-4 Walls on boundaries objectives</b>                                                                                                                                                                                     | Met | <b>Standard B2-4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Met | Comments                                                                                                                                   |
| <i>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</i> | Yes | <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"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</li> </ul> <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> | Yes | <p>The proposed garage will abut the west side boundary for a distance of 6.5m only.</p> <p>Complies.</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> |
| <b>55.02-5 Site coverage objective</b>                                                                                                                                                                                            | Met | <b>Standard B2-5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Met | Comments                                                                                                                                   |

| <i>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</i> | Yes          | <p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"><li>• The maximum site coverage specified in a schedule to the zone; or</li><li>• If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.</li></ul> <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. (below)</p> <table><tr><th>ZONE</th><th>AREA</th></tr><tr><td>Neighbourhood Residential Zone &amp; Township zone</td><td>60 percent</td></tr><tr><td>General Residential Zone</td><td>65 percent</td></tr><tr><td>Residential Growth Zone, Mixed use zone, Housing Choice and Transport Zone</td><td>70 percent</td></tr></table> | ZONE      | AREA                                                                                                  | Neighbourhood Residential Zone & Township zone | 60 percent | General Residential Zone | 65 percent                                   | Residential Growth Zone, Mixed use zone, Housing Choice and Transport Zone | 70 percent | Yes | <p>Proposed Lot 1 (existing Dwelling)<br/>Lot size – 326sqm<br/>Total site coverage – 112sqm (34%)<br/>Total garden area – 195sqm (59%)<br/><b>Complies</b></p> <p>Proposed Lot 2 (Proposed Dwelling)<br/>Lot size – 306sqm<br/>Total site coverage – 165sqm (54%)<br/>Total Garden area – 115sqm (37%)<br/><b>Complies</b></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|--------------------------|----------------------------------------------|----------------------------------------------------------------------------|------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE                                                                                                                                            | AREA         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| Neighbourhood Residential Zone & Township zone                                                                                                  | 60 percent   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| General Residential Zone                                                                                                                        | 65 percent   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| Residential Growth Zone, Mixed use zone, Housing Choice and Transport Zone                                                                      | 70 percent   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| <b>55.02-6 Access Objective</b>                                                                                                                 | Met          | <b>Standard B2-6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Met       | Comments                                                                                              |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| <i>To ensure the number and design of vehicle crossovers responds to the neighbourhood character</i>                                            | N/A          | <p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"><li>• 33 per cent of the street frontage; or</li><li>• 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.</li></ul> <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 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>Frontage to Yuille St = 12.19m.<br/>Width of crossover = 4.0m or 32.81%</p> <p><b>Complies</b></p> |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| <b>55.02-7 Tree canopy objectives</b>                                                                                                           | Met          | <b>Standard B2-7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Met       | Comments                                                                                              |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| <i>To provide tree canopy that responds to the neighbourhood character of the area</i>                                                          | Yes          | <p>Provide a minimum canopy cover as specified in table B2-7.1 (below)</p> <table><tr><th>Site area</th><th>Canopy Cover</th></tr><tr><td></td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site area | Canopy Cover                                                                                          |                                                |            | Yes                      | <p>Proposed Lot 1<br/>Site area – 326sqm</p> |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
| Site area                                                                                                                                       | Canopy Cover |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                 |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                       |                                                |            |                          |                                              |                                                                            |            |     |                                                                                                                                                                                                                                                                                                                                 |

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

|                              |                  |
|------------------------------|------------------|
| 1000 square metres or less   | 10% of site area |
| More than 1000 square metres | 20% of site area |

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. ( Below) Existing trees that are retained can be used in calculating canopy cover.

| Tree type | Min. canopy diameter at maturity | Min. height at maturity | Minimum mature canopy cover | Tree in deep soil<br>Area of deep soil                    | Tree in planter<br>Volume of planter                    | Min depth of<br>Planter soil |
|-----------|----------------------------------|-------------------------|-----------------------------|-----------------------------------------------------------|---------------------------------------------------------|------------------------------|
| A         | 4 metres                         | 6 metres                | 12.6 sqm                    | 12 square metres<br><br>(min. plan dimension 2.5 metres)  | 12 cubic metres<br><br>(min. plan dimension 2.5 metres) | 0.8 metre                    |
| B         | 8 metres                         | 8 metres                | 50.3 sqm                    | 49 square metres<br><br>(min. plan dimension 4.5 metres)  | 28 cubic metres<br><br>(min. plan dimension 4.5 metres) | 1 metre                      |
| C         | 12 metres                        | 12 metres               | 113.1 sqm                   | 121 square metres<br><br>(min. plan dimension 6.5 metres) | 64 cubic metres<br><br>(min. plan dimension 6.5 metres) | 1.5 metre                    |
|           |                                  |                         |                             |                                                           |                                                         |                              |

Garden area – 195sqm (59%)

Proposed Lot 2  
Site area – 306sqm  
Garden area – 115sqm (37%)  
**Complies**

Landscape plan demonstrates compliance with 'Type A' trees providing 69.5sqm of canopy cover within the subject land

|                      |     |               |     |          |
|----------------------|-----|---------------|-----|----------|
| 55.02-8 Front fences | Met | Standard B2-8 | Met | Comments |
|----------------------|-----|---------------|-----|----------|

| objective                                                                                           |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                       |                               |          |               |            |     |                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|-------------------------------|----------|---------------|------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To encourage front fence design that responds to the existing or preferred neighbourhood character. | Yes                        | <div>A front fence within 3 metres of a street is:<ul style="list-style-type: none"><li>The maximum height specified in a schedule to the zone, or</li><li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. (below)</li></ul><table><tr><th>Street context</th><th>Maximum front fence height</th></tr><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></table></div>                                                                                          | Street context | Maximum front fence height                                                            | Streets in a Transport Zone 2 | 2 metres | Other streets | 1.5 metres | N/A | <div>New fencing proposed to Yuille St. frontage constructed from 1.8m timber battens.</div> <div>The proposed fence is permeable and entirely consistent with the existing neighbourhood character</div> <div>See discussion</div> |
| Street context                                                                                      | Maximum front fence height |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                       |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| Streets in a Transport Zone 2                                                                       | 2 metres                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                       |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| Other streets                                                                                       | 1.5 metres                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                       |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| 55.03 Liveability                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                       |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| 55.03-1 Dwelling Diversity objective                                                                | Met                        | Standard B3-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Met            | Comments                                                                              |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| To encourage a range of dwelling sizes and types in developments of ten or more dwellings.          |                            | <div>Developments include at least:<ul style="list-style-type: none"><li>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</li><li>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</li><li>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</li></ul></div>                                                                                                                                                           | N/A            | < 10 dwellings                                                                        |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| 55.03-2 Parking Location objective                                                                  | Met                        | Standard B 3-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Met            | Comments                                                                              |                               |          |               |            |     |                                                                                                                                                                                                                                     |
| To minimise the impact of vehicular noise within developments on residents.                         |                            | <div>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: 1.5 metres; or<ul style="list-style-type: none"><li>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</li><li>1 metre where window sills are at least 1.5 metres above ground level.</li></ul></div> <div>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.</div> | Yes            | Accessways and carparks will be used exclusively by residents of proposed lots 1 & 2. |                               |          |               |            |     |                                                                                                                                                                                                                                     |

| <b>55.03-3 Street integration objective</b>                                                                                                                                                                                 | <b>Met</b> | <b>Standard B 3-3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                                                                                               |
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| <i>To integrate the layout of development with the street to support the safety and amenity of residents</i>                                                                                                                |            | <p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p> | Yes        | <p>Passive street surveillance from patio &amp; adjacent dining area.</p> <p>N/A, no services proposed within street frontage</p> <p>Complies</p> <p>Ample space is provided for the installation of a mail box on proposed lot 2 and can be ensure via permit condition.</p> |
| <b>55.03-4 Entry objective</b>                                                                                                                                                                                              | <b>Met</b> | <b>Standard B 3-4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                                                                                               |
| <p><i>To provide each dwelling, apartment development or residential building with its own sense of identity.</i></p> <p><i>To provide entries with weather protection, safe design, natural light and ventilation.</i></p> | Yes        | <p>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> <li>Has a direct line of sight from a street, accessway or shared walkway.</li> <li>Is not accessed through a garage.</li> <li>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.</li> </ul>                                                                                                                                                                                                                                                     | Yes        | Complies                                                                                                                                                                                                                                                                      |

| <b>55.03-5 Private open space objective</b>                                                                   | <b>Met</b> | <b>Standard B 3-5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                                                                                                          |
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| <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>   | Yes        | <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"> <li>• An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or</li> <li>• A balcony with at least the area and dimensions specified in Table B3-5; or</li> <li>• An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</li> <li>• An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</li> </ul> <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"> <li>• The area and dimensions specified in the schedule must be 25 square metres or less; and</li> <li>• 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.</li> </ul> <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>Not specified in Zone</p> <p>50.38sqm of SPOS with appropriate dimensions is provide at the rear of the existing dwelling on proposed lot 1.</p> <p>31.34sqm of SPOS with appropriate dimensions is provided at the rear of the dwelling on proposed Lot 2.</p> <p>N/A</p> <p>N/A</p> |
| <b>55.03-6 Solar access to open space objective</b>                                                           | <b>Met</b> | <b>Standard B 3-6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                                                                                                          |
| <i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i> | Yes        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes        | Complies                                                                                                                                                                                                                                                                                 |

|                                                                                       |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
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| <b>55.03-7 Functional layout objective</b>                                            | <b>Met</b>    | <b>Standard B 3-7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Met</b>   | <b>Comments</b> |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| <i>To ensure dwellings provide functional areas that meet the needs of residents.</i> |               | <p>Bedrooms:</p> <ul style="list-style-type: none"><li>Meet the minimum internal room dimensions specified in Table B3-7.1; and</li><li>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</li></ul> <p><b>Table B3-7.1 Bedroom dimensions</b></p> <table><tr><td>Bedroom type</td><td>Minimum width</td><td>Minimum depth</td></tr><tr><td>Main bedroom</td><td>3.0 metres</td><td>3.4 metres</td></tr><tr><td>All other bedrooms</td><td>3.0 metres</td><td>3.0 metres</td></tr></table> <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <p><b>Table B3-7.2. Living area dimensions</b></p> <table><tr><td>Dwelling type</td><td>Minimum width</td><td>Minimum area</td></tr><tr><td>Studio &amp; 1 bedroom dwelling</td><td>3.3m</td><td>10sqm</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6m</td><td>12sqm</td></tr></table> | Bedroom type | Minimum width   | Minimum depth | Main bedroom | 3.0 metres | 3.4 metres | All other bedrooms | 3.0 metres | 3.0 metres | Dwelling type | Minimum width | Minimum area | Studio & 1 bedroom dwelling | 3.3m | 10sqm | 2 or more bedroom dwelling | 3.6m | 12sqm |  | <p>Bedroom 1 – 3.4m x 4.1m<br/>Bedrooms 2 &amp; 3 – 3.3m x 3.0m</p> <p><b>Complies</b></p> <p>3-bedroom dwelling proposed:<br/>Living area – 5.3m x 4.9m.</p> <p><b>Complies</b></p> |
| Bedroom type                                                                          | Minimum width | Minimum depth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| Main bedroom                                                                          | 3.0 metres    | 3.4 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| All other bedrooms                                                                    | 3.0 metres    | 3.0 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| Dwelling type                                                                         | Minimum width | Minimum area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| Studio & 1 bedroom dwelling                                                           | 3.3m          | 10sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| 2 or more bedroom dwelling                                                            | 3.6m          | 12sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                 |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| <b>55.03-8 Room depth objective</b>                                                   | <b>Met</b>    | <b>Standard B 3-8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Met</b>   | <b>Comments</b> |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |
| <i>To allow adequate daylight into single aspect habitable rooms.</i>                 |               | <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>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"><li>The room combines the living area, dining area and kitchen; and</li><li>The kitchen is located furthest from the window; and</li><li>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</li><li>An overhang extends no more than 2m beyond the window of the single</li></ul>                                                                                                                                                                            | Yes          | Complies        |               |              |            |            |                    |            |            |               |               |              |                             |      |       |                            |      |       |  |                                                                                                                                                                                      |

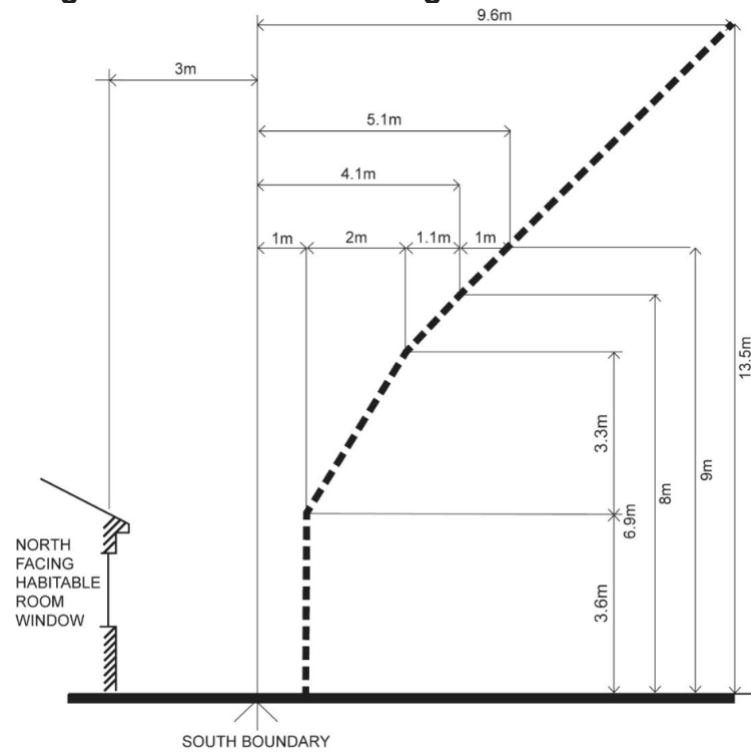
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|                                                                                                                                         |            | <p>aspect habitable room.</p> <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |                                 |
| <b>55.03-9 Daylight to new window objective</b>                                                                                         | <b>Met</b> | <b>Standard B 3-9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Met</b> | <b>Comments</b>                 |
| <p>To allow adequate daylight into new habitable room windows.</p>                                                                      |            | <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></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"> <li>• 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</li> <li>• A verandah provided it is open for at least one third of its perimeter; or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul> | Yes        | <p>Complies</p> <p>Complies</p> |
| <b>55.03-10 Natural ventilation objective</b>                                                                                           | <b>Met</b> | <b>Standard B 3-10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Met</b> | <b>Comments</b>                 |
| <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p> |            | <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></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"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same size.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>                                                                                                              | Yes        | Complies                        |
| <b>55.03-11 Storage objective</b>                                                                                                       | <b>Met</b> | <b>Standard B 3-11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Met</b> | <b>Comments</b>                 |

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| <i>To provide adequate storage facilities for each dwelling.</i>       |            | <b>Dwelling (other than a dwelling in or forming part of an apartment development)</b><br><br>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes        | Both dwellings can easily be provided with storage space as required.<br><br>Can be ensure with permit condition. |
| <b>55.04 External Amenity</b>                                          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                                                                                                                   |
| <b>55.04-1 Daylight to existing windows objective</b>                  | <b>Met</b> | <b>Standard B 4-1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Met</b> | <b>Comments</b>                                                                                                   |
| <i>To allow adequate daylight into existing habitable room windows</i> |            | <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 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><b>Diagram B4-1 Daylight to existing windows</b></p> | Yes        | Complies                                                                                                          |

|                                                                                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                         |
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| <b>55.04-2 Existing north facing windows objective</b>                                 | <b>Met</b> | <b>Standard B 4-2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Met</b> | <b>Comments</b>                                                                         |
| <i>To allow adequate solar access to existing north-facing habitable room windows.</i> |            | <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"> <li>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.</li> <li>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.</li> </ul> <p>For this standard a north-facing window is a window with an axis perpendicular to its</p> | Yes        | The proposal will not impact north facing habitable room windows in adjoining dwellings |

surface oriented from north 20 degrees west to north 30 degrees east.

**Diagram B4-2.1 North-facing windows**



**Diagram B4-2.2 North-facing windows**

|  |  |                                                                                                                 |  |  |
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|  |  |  <p>Zoom and rotate image</p> |  |  |
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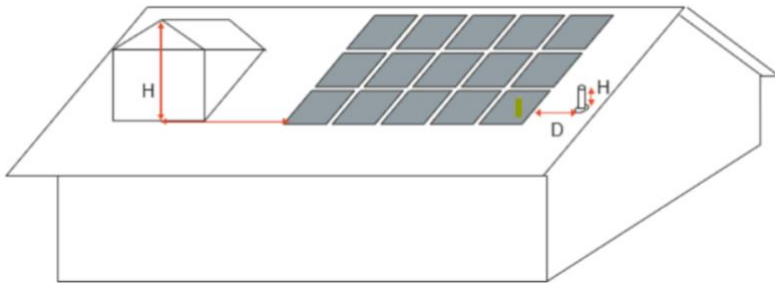
| <b>55.04-3 Overshadowing secluded open space objective</b>                                | <b>Met</b> | <b>Standard B4-3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Met</b> | <b>Comments</b>                                                                                                                             |
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| To ensure buildings do not significantly overshadow existing secluded private open space. | Yes        | <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> <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> | Yes        | Overshadowing diagrams to demonstrate compliance                                                                                            |
| <b>55.04-4 Overlooking objective</b>                                                      | <b>Met</b> | <b>Standard B4-4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Met</b> | <b>Comments</b>                                                                                                                             |
| To limit views into existing secluded private open space and habitable room               | Yes        | <p>In Clause 55.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and</p>                                                                                                                                                                                                                                                                                                                                               | Yes        | Overlooking from ground level windows will be appropriately restricted by the existing 1.9m timber paling fence along both side boundaries. |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p><i>windows</i></p> | <p>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 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:</p> <ul style="list-style-type: none"> <li>• Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</li> <li>• Has sill heights of at least 1.7 metres above floor level; or</li> <li>• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul> <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"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <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,</p> | <p>The east facing window off the upper-level rumpus is located within 9.0m of a ground floor habitable room in the adjoining property at 59 Yuille Street, however the relative height difference between the two windows will appropriately limit overlooking in accordance with Standard B4-4.</p> <p>Overlooking to private open space of the adjoining dwelling is already visible from Yuille Street and therefore does not meet the definition of Secluded Private Open Space pursuant to Clause 73/01 of the planning scheme</p> <p><b>Complies</b></p> |
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|                                                                                                                                                   |            | <p>deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p><b>Diagram B4-4 Overlooking</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                 |
| <b>55.04-5 Internal views objective</b>                                                                                                           | <b>Met</b> | <b>Standard B4-5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Met</b> | <b>Comments</b> |
| <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</i> | Yes        | <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"> <li>• Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li> <li>• Has a sill height of at least 1.7 metres above floor level; or</li> <li>• Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level; or.</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul> <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> <li>• A 45 degree horizontal angle from the edge of the new window or</li> </ul> | Yes        | Complies        |

|                                                                                                                                                                                                                                                                                                                               |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                                                                                                                                                                                                                               |            | balcony.<br><ul style="list-style-type: none"> <li>A 45 degree angle in the downward direction.</li> </ul> <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                                                                                                                                                                                                                                                                    |
| <b>55.05 SUSTAINABILITY</b>                                                                                                                                                                                                                                                                                                   |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                                                                                                                                                                                                                                                                                                    |
| <b>55.05-1 Permeability and stormwater management objective</b>                                                                                                                                                                                                                                                               | <b>Met</b> | <b>Standard B5-1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                    |
| <i>To reduce the impact of increased stormwater run off on the drainage system and downstream water ways</i><br><br><i>To facilitate on- site stormwater infiltration</i><br><br><i>To encourage stormwater management that maximises the retention and reuse of storm water</i><br><br><i>To contribute to urban cooling</i> | Yes        | <p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> <li>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:             <ul style="list-style-type: none"> <li>Suspended solids 80% reduction in mean annual load.</li> <li>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</li> <li>Litter 70% reduction of mean annual load.</li> </ul> </li> </ul> <p><b>Note:</b> A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for</p> | Yes        | <p>Proposed Lot 1<br/>Site area – 326sqm<br/>Garden area – 195sqm (59%)</p> <p>Proposed Lot 2<br/>Site area – 306sqm<br/>Garden area – 115sqm (37%)<br/><b>Complies</b></p> <p>The application is supported by a Water Sensitive Urban Design Assessment prepared by L.I.D. Consulting.</p> <p><b>Complies</b></p> |

|                                                                                                                                                                              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                              |            | <p>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.</p> <ul style="list-style-type: none"> <li>Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</li> </ul>                                                                                                                                                                                                                                                                                                       |            |                                                                                                                                                                                                  |
| <b>55.05-2 Overshadowing domestic solar energy systems objective</b>                                                                                                         | <b>Met</b> | <b>Standard B5 -2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                  |
| <i>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 building</i> | Yes        | <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> | Yes        | The overshadowing diagrams submitted with the application plans, demonstrate that the solar system located on the roof of the dwelling at 59 Yuille Street will not be impacted by the proposal. |
| <b>55.5-3 Rooftop solar energy generation area objective</b>                                                                                                                 | <b>Met</b> | <b>Standard B5.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Met</b> | <b>Comments</b>                                                                                                                                                                                  |
| <i>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling</i>                                                                 | Yes        | <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"> <li>Has a minimum dimension of 1.7 metres.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                | Yes        | Roof plans to demonstrate that the requirements of Standard B5.3 can be complied with.                                                                                                           |

|                                                                          |                   | <ul style="list-style-type: none"><li>• Has a minimum area in accordance with Table B5-3.</li><li>• Is oriented to the north, west or east.</li><li>• Is positioned on the top two thirds of a pitched roof.</li><li>• Can be a contiguous area or multiple smaller areas.</li><li>• 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.</li></ul> <p><b>Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy are</b></p>  <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p> <p><b>Table B5-3 Minimum rooftop solar energy generation area</b></p> <table><tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr><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></table> | 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 |  |  |
|--------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------|--------------------|------------------|-------------------------|------------------|----------------------------|------------------|--|--|
| 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  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                                                     |                    |                  |                         |                  |                            |                  |  |  |
| <b>55.05-4 Solar protection from new north- facing windows objective</b> | <b>Met</b>        | <b>Standard B5-4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Met</b>         | <b>Comments</b>                                     |                    |                  |                         |                  |                            |                  |  |  |
| <i>To encourage external shading of north facing</i>                     | Yes               | North facing windows are shaded by eaves, fixed horizontal shading devices or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes                | The plans demonstrate compliance with Standard B5-4 |                    |                  |                         |                  |                            |                  |  |  |

| windows to minimise summer heat gain.                                                                                                                                                                                                                                                                                                                |                                                  | fixed awnings with a minimum horizontal depth of 0.25 times the window height.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                                                     |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
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| 55.05-5 Waste and recycling objectives                                                                                                                                                                                                                                                                                                               | Met                                              | Standard B5-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Met                      | Comments                                            |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| To ensure dwellings are designed to facilitate waste recycling.<br>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.<br>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity. |                                                  | <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b><br/>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.( below)</p> <table><tr><th>Type of bin storage area</th><th>Minimum area</th><th>Minimum depth</th><th>Minimum height</th></tr><tr><td>Individual bin storage area for a dwelling.</td><td>1.8 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr><tr><td>Shared bin storage area for 3 dwellings or less.</td><td>5.4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr><tr><td>Shared bin storage area for 4 or more dwellings.</td><td>1 square metre per dwelling plus 4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr></table> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"><li>The shared bin storage area:<ul style="list-style-type: none"><li>Is located within 40 metres of a kerbside collection point.</li><li>Includes a tap for bin washing.</li></ul></li><li>There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.</li></ul> <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.<br/>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> | Type of bin storage area | Minimum area                                        | Minimum depth | Minimum height | Individual bin storage area for a dwelling. | 1.8 square metres | 0.8 metre | 1.8 metres | Shared bin storage area for 3 dwellings or less. | 5.4 square metres | 0.8 metre | 1.8 metres | Shared bin storage area for 4 or more dwellings. | 1 square metre per dwelling plus 4 square metres | 0.8 metre | 1.8 metres |  | The plans demonstrate compliance with Standard B5-5 |
| Type of bin storage area                                                                                                                                                                                                                                                                                                                             | Minimum area                                     | Minimum depth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Minimum height           |                                                     |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| Individual bin storage area for a dwelling.                                                                                                                                                                                                                                                                                                          | 1.8 square metres                                | 0.8 metre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1.8 metres               |                                                     |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| Shared bin storage area for 3 dwellings or less.                                                                                                                                                                                                                                                                                                     | 5.4 square metres                                | 0.8 metre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1.8 metres               |                                                     |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| Shared bin storage area for 4 or more dwellings.                                                                                                                                                                                                                                                                                                     | 1 square metre per dwelling plus 4 square metres | 0.8 metre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1.8 metres               |                                                     |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| 55.05-6 Noise impact objectives                                                                                                                                                                                                                                                                                                                      | Met                                              | Standard B5-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Met                      | Comments                                            |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |
| To minimise the impact of mechanical plant noise located in the                                                                                                                                                                                                                                                                                      | Yes                                              | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Yes                      | The plans demonstrate compliance with Standard B5-4 |               |                |                                             |                   |           |            |                                                  |                   |           |            |                                                  |                                                  |           |            |  |                                                     |

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| development. |  | to transmission of noise and the location of all relevant bedrooms. |  |  |
|--------------|--|---------------------------------------------------------------------|--|--|

**ATTACHMENT – Assessment against Clause 56: Residential Subdivision (2 lots)**

| 56.04-2 Lot Area and Building Envelopes                                                                                                                                                                                                                                      | Met? | Standard C8                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Met? | Comments                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</i> | Yes  | <i>An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows:</i> <ul style="list-style-type: none"> <li><i>That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or</i></li> <li><i>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</i></li> </ul>                              | N/A  | Proposed lots >300sqm                                                                                                                                          |
|                                                                                                                                                                                                                                                                              |      | <i>Lots of between 300sqm and 500sqm should:</i> <ul style="list-style-type: none"> <li><i>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</i></li> <li><i>If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope</i></li> </ul> | Yes  | Both lots are <500sqm<br>Proposed Lot 1 contains an existing dwelling<br>Proposed Lot 2 contains a proposed dwelling, included in this application.<br><br>N/A |
|                                                                                                                                                                                                                                                                              |      | <i>If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant physical constraints that make this difficult to achieve.</i>                                                                                                                                                                                                       | Yes  | Both lots are <500sqm<br>Only a small section of the new dwelling to be constructed on proposed Lot 2 will be built on the boundary                            |
|                                                                                                                                                                                                                                                                              |      | <i>Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.</i>                                                                                                                                                                                                                                                                                                                                  | N/A  |                                                                                                                                                                |

|                                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                        |             | <p><i>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</i></p> <ul style="list-style-type: none"> <li><i>The objectives of the relevant standard are met, and</i></li> <li><i>The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.</i></li> </ul>                                                                                                  | N/A         | <p>Both Lots proposed by this application will contain either an existing or approved dwelling.</p> <p>It is therefore considered unnecessary to record a building envelope as a restriction on the title.</p>                     |
|                                                                                        |             | <p><i>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</i></p> <ul style="list-style-type: none"> <li><i>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</i></li> <li><i>The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.</i></li> </ul> | N/A         |                                                                                                                                                                                                                                    |
|                                                                                        |             | <p><i>Lot dimensions and building envelopes should protect:</i></p> <ul style="list-style-type: none"> <li><i>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.</i></li> <li><i>Existing or proposed easements on lots.</i></li> <li><i>Significant vegetation and site features.</i></li> </ul>                                                                                                                                                                                                         | Yes         | <p>Both Lots are suitably sized to provide good solar access and can accommodate all required easements.</p> <p>An appropriate landscape response is demonstrated by the landscape plan lodged in support of the application..</p> |
| <b>56.04-3 Solar Orientation</b>                                                       | <b>Met?</b> | <b>Standard C9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Met?</b> | <b>Comments</b>                                                                                                                                                                                                                    |
| <i>To provide good solar orientation of lots and solar access for future dwellings</i> | Yes         | <i>Unless the site is constrained by topography or other site conditions, at least 70% of lots should have appropriate solar orientation.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes         |                                                                                                                                                                                                                                    |

|                                                                                                                       |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                       |             | <i>Lots have appropriate solar orientation when:</i> <ul style="list-style-type: none"> <li><i>The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S.</i></li> <li><i>Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E.</i></li> <li><i>Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</i></li> </ul> | Yes         | Both lots have appropriate orientation to north, and their dimensions are sufficient to ensure adequate solar access |
| <b>56.04-5 Common Area</b>                                                                                            | <b>Met?</b> | <b>Standard C11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Met?</b> | <b>Comments</b>                                                                                                      |
| <i>To identify common areas and the purpose for which the area is commonly held.</i>                                  | N/A         | <i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i> <ul style="list-style-type: none"> <li><i>The common area to be owned by the body corporate, including any streets and open space.</i></li> <li><i>The reasons why the area should be commonly held.</i></li> <li><i>Lots participating in the body corporate.</i></li> <li><i>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</i></li> </ul>         | N/A         | No common land will be created by the proposal.                                                                      |
| <i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i> | N/A         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                                                                                                                      |
| <i>To maintain direct public access throughout the neighbourhood street network.</i>                                  | N/A         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                                                                                                                      |

|                                                                   |             |                                                                                                                                                                                                                                                               |             |                                                                                                                                              |
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| <b>56.06-8 Lot Access</b>                                         | <b>Met?</b> | <b>Standard C21</b>                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                                                                                                              |
| <i>To provide for safe vehicle access between roads and lots.</i> | Yes         | <i>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</i> | N/A         | Access to the existing dwelling on proposed Lot 1 will remain unchanged.<br><br>Access to proposed Lot 2 can be provided from Yuille Street. |
|                                                                   |             | <i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.</i>                                                                                           | N/A         | All proposed Lots >300sqm and frontages exceed 7.5m.                                                                                         |
|                                                                   |             | <i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>                                                                                                                                                | Yes         | Access from Yuille St. to proposed lot 2 will be constructed to Council specifications.                                                      |

## INTEGRATED WATER MANAGEMENT

| <b>56.07-1 Drinking Water Supply</b>                                                                                                                               | <b>Met?</b> | <b>Standard C22</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>To reduce the use of drinking water</i>                                                                                                                         | Yes         | <i>The supply of drinking water must be:</i> <ul style="list-style-type: none"> <li><i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</i></li> <li><i>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</i></li> </ul>                                                                                       | Yes         | Water services to proposed Lot 1 are established by the existing dwelling.                                                                                                         |
| <i>To provide adequate, cost-effective supply of drinking water</i>                                                                                                | Yes         |                                                                                                                                                                                                                                                                                                                                                                                                                                               |             | Proposed Lot 2 can be serviced with an appropriate water supply.                                                                                                                   |
| <b>56.07-2 Reused and Recycled Water</b>                                                                                                                           | <b>Met?</b> | <b>Standard C23</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                                                                                                                                                    |
| <i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>                                           | N/A         | <i>Reused and recycled water supply systems must be:</i> <ul style="list-style-type: none"> <li><i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</i></li> <li><i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i></li> </ul> | N/A         | The water supply to each lot proposed can be supplemented by rainwater tanks if required.                                                                                          |
| <b>56.07-3 Waste Water Management</b>                                                                                                                              | <b>Met?</b> | <b>Standard C24</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                                                                                                                                                    |
| <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> | N/A         | <i>Waste water systems must be:</i> <ul style="list-style-type: none"> <li><i>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority.</i></li> <li><i>Consistent with any relevant approved domestic waste water management plan.</i></li> </ul>                                                                            | Yes         | The proposed Lots can be connected to the reticulated sewer system.                                                                                                                |
|                                                                                                                                                                    |             | <i>Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i>                                                                                                                                                                                                                                                                                                | Yes         | Further requirements will be assessed through Cert & SOC.                                                                                                                          |
|                                                                                                                                                                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes         | Further req. will be assessed through Cert & SOC.                                                                                                                                  |
| <b>56.07-4 Stormwater Management</b>                                                                                                                               | <b>Met?</b> | <b>Standard C25</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                                                                                                                                                    |
| <i>To minimise damage to properties and inconvenience to residents from urban run-off.</i>                                                                         | Yes         | <i>The urban stormwater management system must be:</i> <ul style="list-style-type: none"> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i></li> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</i></li> </ul>                                        | Yes         | Unchanged.<br><br>The subdivision is supported by the Stormwater Management Design Assessment prepared by LID Consulting and any further req. will be assessed through Cert & SOC. |

|                                                                                                                                                                      |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |          |
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|                                                                                                                                                                      |     | <ul style="list-style-type: none"> <li>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</li> <li>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</li> </ul>                                                                                                                                                |     |          |
| To ensure that the street operates adequately during major storm events and provides for public safety.                                                              | Yes | The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes | As above |
| To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. | Yes | <p>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> <li>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul>                                                                                                                                                                                                                                                                                                      | Yes | As above |
|                                                                                                                                                                      |     | <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> <li>Provision must be made for the safe and effective passage of stormwater flows.</li> <li>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>d_a V_{ave} &lt; 0.35\text{m}^2/\text{s}</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average velocity in metres per second).</li> </ul> | Yes | As above |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |          |
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|  |  | <p><i>The design of the local drainage network should:</i></p> <ul style="list-style-type: none"> <li>• <i>Ensure run-off is retarded to a standard required by the responsible drainage authority.</i></li> <li>• <i>Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</i></li> <li>• <i>Ensure that inlet and outlet structures take account of the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overload flow in a safe and predetermined manner.</i></li> <li>• <i>Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</i></li> </ul> | Yes | As above |
|  |  | <p><i>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A |          |

| SITE MANAGEMENT                                                                                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |      |                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 56.08-1 Site Management                                                                                     | Met? | Standard C26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Met? | Comments                                                                                                                                                                                                                                                                                                              |
| <p><i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i></p> | Yes  | <p><i>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</i></p> <ul style="list-style-type: none"> <li>• <i>Erosion and sedimentation.</i></li> <li>• <i>Dust</i></li> <li>• <i>Run-off</i></li> <li>• <i>Litter, concrete and other construction wastes.</i></li> <li>• <i>Chemical contamination.</i></li> <li>• <i>Vegetation and natural features planned for retention.</i></li> </ul> | N/A  | <p>Connection to utility services and access construction required for proposed lot 2 only.</p> <p>The subdivision is supported by the Stormwater Management Design Assessment prepared by LID Consulting, which addresses site management issues and any further req. will be identified through Cert &amp; SOC.</p> |

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| <i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> | Yes | <i>Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.</i> | N/A | As above |
| <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i>           | Yes |                                                                                                                                    |     |          |

| <b>UTILITIES</b>                                                                                                                                                                                                          |             |                                                                                                                                                                                                                                                               |             |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------|
| <b>56.09-1 Shared Trenching</b>                                                                                                                                                                                           | <b>Met?</b> | <b>Standard C27</b>                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                   |
| <i>To maximise the opportunities for shared trenching.</i>                                                                                                                                                                | N/A         | <i>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</i>                                                            | N/A         | Further req. will be assessed through Cert & SOC. |
| <i>To minimise constraints on landscaping within street reserves.</i>                                                                                                                                                     | N/A         |                                                                                                                                                                                                                                                               |             |                                                   |
| <b>56.09-2 Electricity, Telecommunications and Gas</b>                                                                                                                                                                    | <b>Met?</b> | <b>Standard C28</b>                                                                                                                                                                                                                                           | <b>Met?</b> | <b>Comments</b>                                   |
| <i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i><br><br><i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i> | Yes         | <i>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</i> | N/A         | Further req. will be assessed through Cert & SOC. |
|                                                                                                                                                                                                                           |             | <i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>                                                                                                                                    | N/A         | Further req. will be assessed through Cert & SOC. |

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|  |  | <i>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</i> | N/A | Further req. will be assessed through Cert & SOC. |
|  |  | <i>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</i>                                                                                                                                                                                                                        | N/A | Further req. will be assessed through Cert & SOC. |