

Version 1 – 16/03/2026



TOWN PLANNING REPORT

681 BELLARINE HWY, LEOPOLD

CONSTRUCTION OF AN ADDITIONAL
DWELLING

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INTRODUCTION

This planning submission has been prepared in response to a planning application for 5 dwellings on the land known as 681 Bellarine Highway, Leopold. The report includes an assessment against the respective Planning Scheme.

In preparing this planning submission the site and the surrounding environs have been inspected and an investigation of the locality, features and challenges of the site has been undertaken.

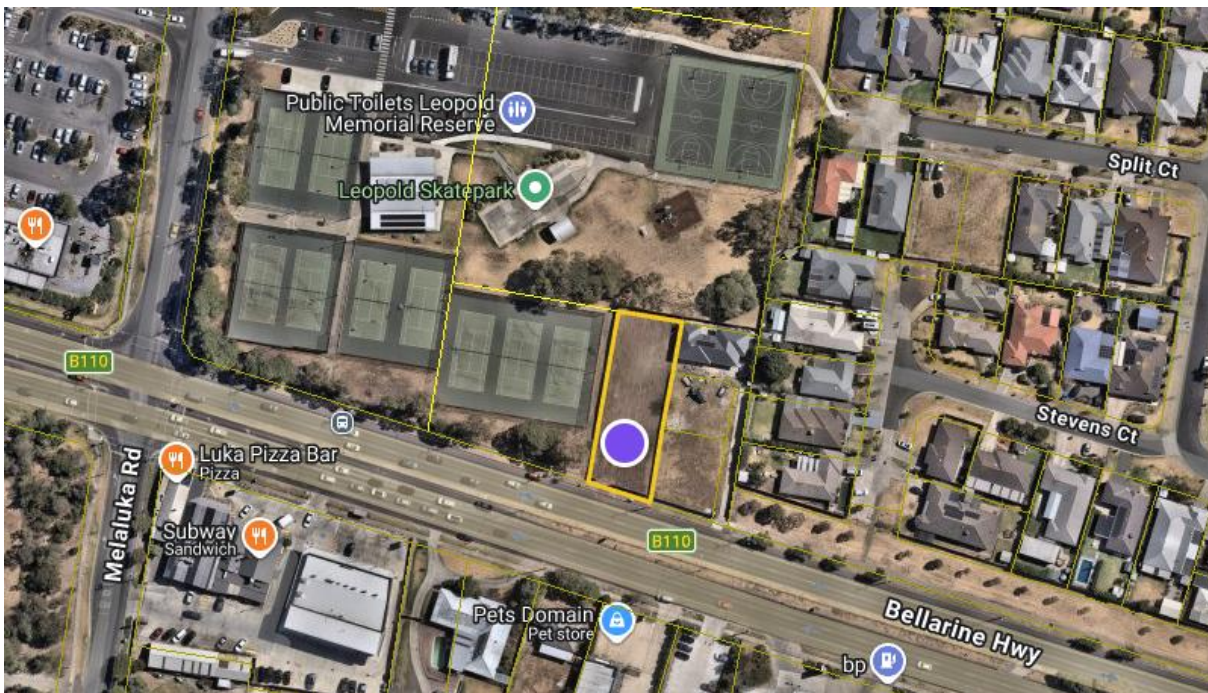
SITE AND SURROUNDS

The subject site is located at 681 Bellarine Highway, Leopold has a frontage of 20 metres with a total site area of 1095 square metres.

The site is currently vacant. The site is generally flat, and no significant vegetation is present on site.

Leopold is characterized by a mix of single and double-storey housing stock on generous allotments.

The broader neighborhood character includes established street trees and proximity to recreational facilities, such as the tennis courts within the adjacent reserve. The Bellarine Highway serves as a major regional arterial road, identifying the site as appropriate for increased housing diversity as encouraged by the Residential Growth Zone provisions.



THE PROPOSAL

CONSTRUCTION OF FIVE (5) SINGLE STOREY DWELLINGS

The proposal involves the construction of five single-storey dwellings arranged in a linear fashion along a common accessway. The architectural response utilizes a contemporary material palette of grey brickwork and horizontal cladding, complemented by Monument Colourbond roofing. The buildings maintain a single storey height, ensuring a low-impact presence in the streetscape.

Each dwelling is provided with car parking areas, external storage, and generous private open space.

Access & Parking

Vehicular access to the site is provided via a modified vehicle crossover serving the car spaces of all dwellings. A full assessment against Clause 52.06 car parking requirements is provided later in the report. Each dwelling is provided with a covered car parking area as follows and there is also a visitor car parking space.

- **3-bed dwelling (Unit 1):** 2 space(s) (double garage)
- **2-bed dwelling (Unit 2):** 1 space(s) (single garage)
- **2-bed dwelling (Unit 3):** 1 space(s) (single garage)
- **3-bed dwelling (Unit 4):** 2 space(s) (double garage)
- **2-bed dwelling (Unit 5):** 1 space(s) (single garage)

Landscaping

The landscape concept demonstrates a strong commitment to greening the site. A significant area of the site is dedicated to garden area, exceeding the planning scheme requirement. The proposal includes the planting of new canopy trees, which will provide significant canopy cover at maturity, satisfying the 20% requirement of Clause 55.02-7. The site's permeability also exceeds the standard requirement which assists in on-site stormwater management.

PLANNING TRIGGERS

Clause	Requirement
32.07-6	Construction of two or more dwellings on a lot
52.29-2	Alter access to a road in a Transport Zone 2

- Pursuant to Clause 32.08-2 a Dwelling is a 'Section 1' – 'Permit not required' use.
- A planning permit is required to construct five dwellings under Clause 32.07-6 of the Residential Growth Zone (Schedule 2) under the Greater Geelong Planning Scheme.
- A planning permit is required under Clause 52.29-2 to create or alter access to a road in a Transport Zone 2 (Bellarine Highway).

MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK

CLAUSE 55: TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS STATES THE FOLLOWING:

Operation

The provisions of this clause contain:

- Objectives. An objective describes the outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the corresponding objective.
- If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies

Decision guidelines. If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.

The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

ASSESSMENT:

In terms of the above the Municipal Planning Strategy and Planning Policy Framework are exempt from and are not required to be considered unless a standard is not met within the Clause 55 provisions and the decision guidelines applicable to that standard requires consideration. Where the above applies an assessment against the relevant decision guidelines is contained under the standard within the Clause 55 submission below.

ZONES

RESIDENTIAL GROWTH ZONE- SCHEDULE 2 (SCHEDULE 2 (RGZ2)) — CLAUSE 32.07

Purpose:

To provide housing at increased densities in buildings up to and including four storeys and to encourage diversity in locations offering good access to services.

Key requirements:

- Minimum garden area is not specified in Schedule 2.
- Maximum building height for a dwelling must not exceed 10.5 metres per Schedule 2.
- Modified Standard B3-5 requires secluded private open space of 20 m².

ASSESSMENT

The dwellings are single storey with a maximum height well below the standard requirement.

ASSESSMENT AGAINST PARTICULAR PROVISIONS

CLAUSE 52.06 – CAR PARKING

ASSESSMENT:

Car parking is considered appropriate to the needs of the residents. The design of the parking and access areas is practical and attractive and can be easily maintained.

Under Clause 52.06 Table 1, the property is in Car Parking Category 1 which requires a minimum of 1.2 car parking spaces per dwelling.

For 5 dwellings, a total of 6 car parking spaces are required. The proposal includes 8 car parking spaces, which exceeds the minimum requirement.

No permit is required for a car parking reduction.

CLAUSE 53.28 – STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

PURPOSE

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits:

ASSESSMENT:

The proposal has been designed with best practice in storm water management as per the Stormwater Plan.

PLANNING POLICY ASSESSMENT: CLAUSE 55 (RESCODE)

REQUIREMENTS

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Standard	Is the standard fully met?	Provide a brief explanation of how the standard is met OR if the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Plan Reference if relevant										
<p>55.02-1 Street Setback Standard B2-1 To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p>													
<p>Walls of buildings are setback from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. <table border="1" data-bbox="210 874 1077 1358"> <thead> <tr> <th data-bbox="210 874 551 906">Development context</th> <th data-bbox="551 874 1077 906">Minimum setback from front street</th> </tr> </thead> <tbody> <tr> <td data-bbox="210 906 551 1015">There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td data-bbox="551 906 1077 1015"> <ul style="list-style-type: none"> • 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. </td> </tr> <tr> <td data-bbox="210 1015 551 1174">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.</td> <td data-bbox="551 1015 1077 1174"> <ul style="list-style-type: none"> • 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. </td> </tr> <tr> <td data-bbox="210 1174 551 1283">There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td data-bbox="551 1174 1077 1283"> <ul style="list-style-type: none"> • 6 metres for streets in a Transport Zone and 4 metres for other streets. </td> </tr> <tr> <td data-bbox="210 1283 551 1358">The site is on a corner.</td> <td data-bbox="551 1283 1077 1358"> Setback from front street: <ul style="list-style-type: none"> • If there is a building on the abutting allotment facing the front street, the same distance as the </td> </tr> </tbody> </table>	Development context	Minimum 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.	<ul style="list-style-type: none"> • 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. 	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.	<ul style="list-style-type: none"> • 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. 	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	<ul style="list-style-type: none"> • 6 metres for streets in a Transport Zone and 4 metres for other streets. 	The site is on a corner.	Setback from front street: <ul style="list-style-type: none"> • If there is a building on the abutting allotment facing the front street, the same distance as the 	<p><input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A</p>	<p>Transport Zone 2 Context: While the base Clause 55.02-1 (Table B2-1) usually requires a 6-metre setback for streets in a Transport Zone 2 (which Bellarine Highway is), the Schedule for RG22 explicitly overrides this, reducing the default maximum requirement to 4 metres.</p> <p>Unit 1 is set back 4.0m, which in accordance with the standard requirement.</p>	<p>Site Plan</p>
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	<p>setback of the front wall of the existing building on the abutting allotment facing the front street existing building on the abutting allotment facing the street or</p> <ul style="list-style-type: none"> • 6 metres, whichever is the lesser. or • If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 or • 4 metres for other streets. <p>Setback from side street:</p> <ul style="list-style-type: none"> • Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or • 3 metres, whichever is the lesser. • Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser. 				
<p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves encroach not more than 2.5 metres into the setbacks of this standard.</p>					
<p>55.02-2 Building Height Standard B2-2 To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p>					
<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. or</p>	<p><input checked="" type="checkbox"/> Yes Standard Fully Met</p>	<p>The maximum building height is 5.855m. This is well within the 10.5m limit set under the Residential Growth Zone Schedule.</p>	<p>Elevation Plan</p>		
<p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	<p><input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A</p>				
<p>55.02-3 Side and Rear Setbacks Standard B2-3 To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>					
<p>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. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p>	<p><input checked="" type="checkbox"/> Yes Standard Fully Met</p>	<p>The minimum building setback exceeds the setbacks required with the closest side setback of the proposed dwelling at 1.2m from the side boundary.</p>	<p>Site Plan</p>		
<p>B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p>					

<p>& B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</p>	<input type="checkbox"/> Variation/ Meets the objective		
<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>	<input type="checkbox"/> 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.</p>			
<p>55.02-4 Walls on Boundaries Standard B2-4 To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p>			
<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. 	<input type="checkbox"/> Yes Standard Fully Met <input checked="" type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	<p>The wall proposed along the north western corner of the site exceeds the standard height requirement with a maximum height of 4.011m above NGL.</p> <p>While Standard B2-4 typically limits walls on boundaries to an average height of 3.2 metres (maximum 3.6 metres) and a specific length (10m + 25% of the remaining boundary), in this instance a variation to the standard is justified for the following reasons:</p>	<p>Site and Elevation Plans</p>
<p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p>			
<p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall</p>		<p>1. Amenity Impact on the Public Realm (Clause 55.02-4) The primary purpose of Standard B2-4 is to "limit the impact on the amenity of existing dwellings." Because the wall fronts a public reserve does not contain habitable room windows or secluded private open space, the typical amenity concerns (overshadowing of private backyards or visual bulk to a neighbor's window) are not present. The wall does not prejudice the enjoyment of the reserve.</p> <p>2. Neighbourhood Character and RGZ Purpose (Clause 32.07) The purpose of the Residential Growth Zone is to provide housing at "increased densities" and "encourage a scale of development that provides a transition."</p> <ul style="list-style-type: none"> • A taller wall is consistent with the "increased density" objective of the RGZ. • The reserve is large so a taller wall will have a negligible impact on the "preferred neighbourhood character" compared to a wall against a narrow residential lot. <p>3. Site Constraints and Design Response (Clause 55.02-4) The Decision Guidelines require the responsible authority to consider "the design response" and "the extent to which the slope and retaining walls or fences reduce the effective height."</p> <ul style="list-style-type: none"> • As the wall is required to provide a level building platform on 	

		gradually sloping site, this is a site constraint that has been designed to the best possible outcome whilst maintaining the density sought under the residential growth zone.																	
55.02-5 Site Coverage Standard B2-5																			
Site coverage objectives To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.																			
<p>Standard B2-5: The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone; or If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.</p>	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A Meets the objective	Proposed site coverage is 54.24%. This complies with the 70% maximum coverage permitted for developments in the Residential Growth Zone per Table B2-5.	Site Plan																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table B2-5 Site coverage</th> </tr> <tr> <th style="width: 50%;">Zone</th> <th style="width: 50%;">Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> <tr> <td>Housing Choice and Transport Zone</td> <td></td> </tr> </tbody> </table>				Table B2-5 Site coverage		Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone	
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55.02-6 Access Standard B2-6																			
To ensure the number and design of vehicle crossovers responds to the neighbourhood character																			
<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage; or 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Total crossover width is 3.5m, representing 17.5% of the 20m street frontage. This is well below the 33% maximum limit for frontages of 20 metres or more.	Site Plan																
The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.																			
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.																			
55.02-7 Tree Canopy Standard B2-7																			
<ul style="list-style-type: none"> To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat. 																			

<p>Provide a minimum canopy tree cover as specified in table B2-7.1: -</p> <table border="1" data-bbox="208 185 515 379"> <caption>Table B2-71 Canopy cover</caption> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>10% of site area</td> </tr> <tr> <td>More than 1000 square metres</td> <td>20% of site area</td> </tr> </tbody> </table> <p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.</p> <p>Existing trees that are retained can be used in calculating canopy cover.</p> <table border="1" data-bbox="208 603 1052 991"> <caption>Table B2-72 Tree type, canopy cover, deep soil and planter requirements</caption> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> <th>Minimum mature canopy cover</th> <th>Tree in deep soil Area of deep soil</th> <th>Tree in planter Volume of planter</th> <th>Minimum depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> <td>12.6 sqm</td> <td>12 square metres (min. plan dimension 2.5 metres)</td> <td>12 cubic metres (min. plan dimension 2.5 metres)</td> <td>0.8 metre</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> <td>50.3 sqm</td> <td>49 square metres (min. plan dimension 4.5 metres)</td> <td>28 cubic metres (min. plan dimension 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> <td>113.1 sqm</td> <td>121 square metres (min. plan dimension 6.5 metres)</td> <td>64 cubic metres (min. plan dimension 6.5 metres)</td> <td>1.5 metre</td> </tr> </tbody> </table> <p>Provide at least one new or retained tree in the front setback and the rear setback.</p> <p>Trees are located in either:</p> <ul style="list-style-type: none"> • An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. <p>Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</p>	Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil	A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metre	B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre	C	12 metres	12 metres	113.1 sqm	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metre	<p><input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A</p>	<p>Requirement is 219 sqm (20% of 1095 sqm);</p> <p>Proposal provides 226.25 sqm via 18 Type A trees.</p> <p>Canopy trees are provided in both the front and rear setbacks.</p>	<p>Tree Canopy Plan</p>
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<p>55.2-8 Front Fences Standard B2-8</p>																																					
<p>To encourage front fence design that responds to the existing or preferred neighbourhood character.</p>																																					

<p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. <table border="1" data-bbox="450 264 898 480"> <thead> <tr> <th colspan="2">Table B2-8 Maximum front fence height</th> </tr> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Table B2-8 Maximum front fence height		Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	A note is provided in the ResCode Notes that no front fence is proposed.	Site Plan
Table B2-8 Maximum front fence height											
Street context	Maximum front fence height										
Streets in a Transport Zone 2	2 metres										
Other streets	1.5 metres										
55.03-1 Dwelling Diversity Standard B3-1											
To encourage a range of dwelling sizes and types in developments of ten or more dwellings											
Developments include at least <table border="1" data-bbox="192 568 1169 751"> <tr> <td>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</td> </tr> <tr> <td>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</td> </tr> <tr> <td>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</td> </tr> </table>	One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.	One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.	One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	<input type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input checked="" type="checkbox"/> N/A	The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.						
One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.											
One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.											
One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.											
55.03-2 Parking Location Standard B3-2											
To minimise the impact of vehicular noise within developments on residents											
Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: <ul style="list-style-type: none"> 1.5 metres; or If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above ground level. 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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	The accessway of the dwellings will be provided along the side of the front windows of dwellings 2, 3, 4 and 5. A landscape buffer and sill heights comply with the standard requirements to ensure noise does not impact on the existing dwelling.	Site plan.								
55.03-3 Street Integration Standard B3-3											
To integrate the layout of development with the street support the safety and amenity of residents											
Where a development fronts a street, a vehicle accessway or abuts public open space <ul style="list-style-type: none"> 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. 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. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	Unit 1 provides windows facing the street and the proposed dwellings provide habitable room windows facing the internal accessway to provide passive surveillance to the vehicle accessway. Services do not take up 20% of the frontage and mailboxes are provided. External lighting can be easily accommodated for all external accessways and paths as noted on the plans.	Site Plan								
55.03-4 Entry Layout Standard B3-4											

<ul style="list-style-type: none"> To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation 			
For Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings -	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Each dwelling's entry has a direct street interface or has been designed to face the accessway. All dwellings have a significant porch area exceeding the external covered area requirements in accordance with the standard.	Site Plan
Each dwelling and each residential building has a ground level entry door that:			
<ul style="list-style-type: none"> Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage 			
<ul style="list-style-type: none"> 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. 			
55.03-5 Private Open Space Standard B3-5 To provide adequate private open space for the reasonable recreation and service needs of residents.			
A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: <ul style="list-style-type: none"> An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table B3-5; or An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; <ul style="list-style-type: none"> The area and dimensions specified in the schedule must be 25 square metres or less; and The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard (see table B3-5) 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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Each of the five proposed dwellings is provided with a 25 sqm area of secluded private open space with a minimum dimension of 3 metres.	Site Plan

Table B3-5 Private open space for a balcony			
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

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

55.03-6 Solar Access Standard B3-6:

- Ensure the safe, manageable and convenient vehicle access to and from the development.
- Ensure the number and design of vehicle crossovers respects the neighbourhood character.

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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Secluded private open space for all units is located on the eastern side, and shadow diagrams confirm 5 hours of sunlight is achieved for each space and they meet the depth requirement.	Site Plan
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55.03-7 – Functional Layout Standard B3-7
To ensure dwellings provide functional areas that meet the needs of residents.

<p>Bedrooms:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B3-7.1; That is, <ul style="list-style-type: none"> Main bedrooms to have a minimum width of 3.0m and a minimum depth of 3.4m All other bedrooms to have a min width of 3.0m and a minimum depth of 3.0m And provide an additional area of at least 0.8 square metres to accommodate a wardrobe <p style="text-align: center;">Table B3-7.1 Bedroom dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Bedroom type</th> <th style="width: 35%;">Minimum width</th> <th style="width: 35%;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	The main living area and bedrooms all exceed the minimum requirements stipulated which is demonstrated on the plans.	Site Plan
Bedroom type	Minimum width	Minimum depth										
Main bedroom	3 metres	3.4 metres										
All other bedrooms	3 metres	3 metres										
<p>Living areas (excluding dining and kitchen areas): -</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B3-7.2. That is: - <ul style="list-style-type: none"> For studio or 1 bedroom dwellings, a minimum width of 3.3m and a minimum area of 10.0m. For 2 or more bedroom dwellings, a minimum width of 3.6m and a minimum area of 12.0m. <p style="text-align: center;">Table B3-7.2 Living area dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Dwelling type</th> <th style="width: 35%;">Minimum width</th> <th style="width: 35%;">Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm			
Dwelling type	Minimum width	Minimum area										
Studio and 1 bedroom dwelling	3.3 metres	10 sqm										
2 or more bedroom dwelling	3.6 metres	12 sqm										
<p>55.03-8 – Room Depth Standard B3-8 To allow adequate daylight into single aspect habitable rooms.</p>												
<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>	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Unit 5 has been provided with high ceilings to ensure compliance with the standard requirement for a room depth of just under 9m. It meets the below requirements:	Site Plan									
<p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen; and The kitchen is located furthest from the window; and The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and An overhang extends no more than 2m beyond the window of the single aspect habitable room. <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall</p>		<ul style="list-style-type: none"> The room combines the living area, dining area and kitchen; and The kitchen is located furthest from the window; and The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and An overhang extends no more than 2m beyond the window of the single aspect habitable room. All other habitable rooms also comply with the standard.										

55.03-9 - Daylight to new windows Standard B3-9			
To allow adequate daylight into new habitable room windows.			
Dwelling (other than a dwelling in or forming part of an apartment development).	<input checked="" type="checkbox"/> Yes Standard Fully Met	All habitable rooms in the proposed dwellings are provided with windows facing outdoor spaces clear to the sky.	Site Plan
A window in an external wall of the building is provided to all habitable rooms.	<input type="checkbox"/>		
Habitable rooms in a dwelling have a window that faces: <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or A verandah provided it is open for at least one third of its perimeter; or A carport provided it has two or more open sides and is open for at least one third of its perimeter 	Variation/ Meets the objective <input type="checkbox"/> N/A		
55.03-10 Natural Ventilation Standard B3-10			
<ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings 			
Dwelling (other than a dwelling in or forming part of an apartment development) Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: <ul style="list-style-type: none"> A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	All five dwellings meet the requirement, providing breeze paths between 6.5m and 10.82m as demonstrated on the Breeze Path Plan.	Breeze Path Plan
55.3-11 Storage Standard B3-11			
To provide adequate storage facilities for each dwelling.			
Dwelling (other than a dwelling in or forming part of an apartment development). Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Each dwelling is provided with an externally accessible storage shed of 6 cubic metres as required.	Site Plan
55.04-1 Daylight to Existing Windows Standard B4-1			
To allow adequate daylight into existing habitable room windows.			
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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Abutting allotments to the east (No. 683) are currently vacant, meaning no existing habitable room windows are affected. The northerly dwelling is under construction however no windows face the subject site.	Site Plan
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.			
Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.			
55.04-2 Existing North Facing Windows Standard B4-2			

To allow adequate solar access to existing north-facing habitable room windows.			
Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. OR	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	There are no north facing windows on adjoining properties impacted to the development.	Site Plan
For new buildings that meet the Standard B2-3.2 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.			
For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.			
55.04-3 Overshadowing Standard B4-3			
To ensure buildings do not significantly overshadow existing secluded private open space.			
The area of secluded private open space that is not overshadowed by the new development is greater than: <ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Shadow diagrams confirm that adjoining vacant lots to the east maintain at least 5 hours of sunlight, as shadows only enter those lots after 2pm.	Shadow Plan
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.			
55.05-4 Overlooking Standard B4-4			
To limit views into existing secluded private open space and habitable room windows.			
In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. 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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	All proposed dwellings are single-storey and boundary fencing of 2m is provided, preventing direct views into adjoining properties.	Site Plan

<p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary</p>			
<p>55.04-5 Internal Views Standard B4-5 To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>			
<p>In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. 	<p><input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A</p>	<p>The development is single-storey with 1.8m high internal fencing, which prevents direct views between the secluded private open space areas of the units.</p>	<p>Site plan</p>
<p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p>			
<p>55.05-1 Permeability and Stormwater Management Standard B5-1</p> <ul style="list-style-type: none"> • To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. • To facilitate on-site stormwater infiltration. • To encourage stormwater management that maximises the retention and reuse of stormwater. • To contribute to urban cooling. 			
<p>The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> • 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"> - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. <p>Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</p>	<p><input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A</p>	<p>Permeability is 25%, exceeding the 20% minimum. A BlueFactor rating of 154% is achieved through the use of rainwater tanks and rain gardens.</p>	<p>Stormwater Plan</p>
<p>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</p>			

55.05-2 Overshadowing Domestic solar systems Standard B5-2											
To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.											
<p>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>NOTE: - This is a mandatory standard which must be met for RGZ land on any boundary which abuts GRZ or NRZ land</p>	<input type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input checked="" type="checkbox"/> N/A	There are no solar panels on adjoining dwellings that will be impacted by the development given the proposal is single storey in height.	Site Plan								
55.05-3 Rooftop solar energy generation area Standard B5-3											
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling											
<p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p> <table border="1"> <caption>Table B5-3 Minimum rooftop solar energy generation area</caption> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table>	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	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	As per the Solar PV Plan the proposed dwelling demonstrates the minimum area required to be allowed for future roof solar energy generation.	Solar PV Plan
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										
55.05-4 Solar protection new north facing windows Standard B5-4											
To encourage external shading of north facing windows to minimise summer heat gain											
North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective	Proposed north-facing windows have 600mm horizontal shading. This exceeds the 0.25 depth-to-height ratio for typical window heights (up to 2.4m).	Site Plan								

	<input type="checkbox"/> N/A																						
55.05-5 Waste and recycling Standard B5-5 <ul style="list-style-type: none"> To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity 																							
<p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1</p> <table border="1"> <thead> <tr> <th>Type of bin storage area</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <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> </tbody> </table> <table border="1"> <thead> <tr> <th>Type of bin storage area</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres</p>	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	Type of bin storage area	Minimum area	Minimum depth	Minimum height	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	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	Bin storage areas in accordance with the standard size requirement and an internal waste and recycling bin are provided for each dwelling in accordance with the minimum requirements. The kitchen areas include significant bench space for waste and recycling space. A shared bin storage area is not required.	Site Plan
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																				
Type of bin storage area	Minimum area	Minimum depth	Minimum height																				
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																				
If the development includes a shared bin storage area: <ul style="list-style-type: none"> The shared bin storage area: <ul style="list-style-type: none"> Is located within 40 metres of a kerbside collection point. Includes a tap for bin washing. 																							
There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.																							
Where access is provided for private bin collection on the land the design of accessways must allow the vehicle to enter and exit in a forward direction.																							
Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres																							
55.05-6 Noise impacts Standard B5-6 <p>To minimise the impact of mechanical plant noise located in the development.</p>																							
Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input type="checkbox"/> N/A	No mechanical plant is located immediately adjacent to bedrooms of new or existing dwellings.	Site Plan																				

CONCLUSION

The development proposal has been thoroughly considered and has produced a development that is highly compliant with Clause 55 and Clause 52.06 of the Greater Geelong Planning Scheme.

The development provides an attractive housing contribution that is respectful of the existing residential forms in the streetscape whilst providing additional housing in an appropriate location. The architectural style is respectful of the character of the area.

The proposed landscaping will make a positive contribution to the area's character and would improve the landscape qualities which currently exist within the site.

The development has minimal off-site impacts, provides sufficient car parking and private open space and will provide a high standard of internal amenity to its occupants.