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Town Planning Report

CONSTRUCTION OF THREE (3) SINGLE STOREY DWELLINGS

2 Kedleston Road, Herne Hill 3218

Version 1 - 23/03/2026

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INTRODUCTION

This planning submission has been prepared for the construction of 3 dwellings. The report provides an assessment against the various provisions of the Scheme.

The subject site is located within a Neighbourhood Residential Zone (Schedule 8) and the Design and Development Overlay (Schedule 14). The proposed development triggers the need for a planning permit to construct 2 or more dwellings.

The report includes an assessment of the proposal Clause 55 (ResCode). The development must meet the objectives and should meet the standards of Clause 55. If a development meets a standard the corresponding objective is deemed to be met. 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.

In preparing this planning submission the site and the surrounding environment has been inspected and investigation of the locality, features and challenges of Kedleston Road have been taken into consideration.

THE SITE

The subject site is a rectangular corner lot of 692.86 m² situated at the intersection of Kedleston Road and Buxton Road. The site is currently occupied by a dwelling. The land boundaries face west to Kedleston Road (12.98 m), north to No. 4 Kedleston Road (43.33 m), south to Buxton Road (40.64 m), and east to the Geelong Western Cemetery (16.04 m). A 1.83 m and 3.05 m wide easement exists along the east-facing boundary toward the cemetery.

THE LOCALITY

The immediate surroundings are predominantly residential to the north, with No. 4 Kedleston Road featuring a single-storey tiled, hip roof, brick veneer dwelling. The eastern interface is defined by the open landscape of the Geelong Western Cemetery, providing a significant sense of separation and visual relief. Properties to the north along Kedleston Road typically maintain consistent front setbacks of over 6 metres.

The broader neighbourhood character consists of established single-storey residential housing stock reflecting diverse eras of development. The streetscape is characterized by open frontages and a mix of materials, primarily brick veneer and render. The site is well-serviced by community infrastructure, with proximity to local schools and the transport networks of Herne Hill and North Geelong.

THE PROPOSAL

The proposal provides for a high-quality residential development comprising three townhouses, each designed with distinct architectural features and individual access. The built form is strictly single-storey with a maximum roof apex height of 5.066 m, ensuring minimal visual impact on the streetscape and adjacent properties.

Materials include a contemporary palette of 'Monument' Colorbond roofing, Grey Brick, and Grey Render. The layout maximizes permeability (41.99%) and provides for significant canopy tree planting to integrate with the suburban garden character.

PLANNING TRIGGERS

ZONE – NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 8

The site is located within a Neighbourhood Residential Zone – Schedule 8

Purpose: To recognise areas of predominantly single and double storey residential development and ensure development is responsive to the identified neighbourhood character.

Key requirements:

- Minimum garden area of 35% for lots over 650 m².
- Maximum height of 9 metres / 2 storeys (NRZ default).
- Site coverage maximum of 60%.

PLANNING CONTROLS

MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK – ZONING PROVISIONS

Planning Policy Framework

Clause 15.01 Built Environment

The proposal responds to this policy by delivering a low-scale built form that respects the existing single-storey typology of Herne Hill while improving the efficiency of land use.

Clause 16.01 Residential Development

This development contributes to housing diversity by providing three well-located 2-bedroom dwellings, meeting the needs of smaller households in an established urban area.

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 AGAINST MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK – ZONING PROVISIONS

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 submitted with this report.

ZONING PROVISIONS- CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 8

32.09-4: Construction or extension of a dwelling, small second dwelling or residential building

Minimum garden area requirement

Whether or not a planning permit is required for the construction or extension of a dwelling or residential building on a lot, a lot must provide the minimum garden area at ground level as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Response:

The subject site is 692.86 square metres requiring 35% of the lot as garden area. The proposed garden area is 41%.

Clause 32.09-11: Maximum building height requirement for a dwelling, small second dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height
- specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 9 metres; and
- the building must contain no more than 2 storeys at any point

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.

Response:

As the slope of the natural ground level measured at a cross section of the site of the building wider than 8 metres, is less than 2.5 degrees, the height permitted is 9 metres. The proposed single storey height is under 9 metres.

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

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										
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>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="203 826 1077 1359"> <thead> <tr> <th data-bbox="203 826 551 858">Development context</th> <th data-bbox="551 826 1077 858">Minimum setback from front street</th> </tr> </thead> <tbody> <tr> <td data-bbox="203 858 551 967">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="551 858 1077 967"> <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="203 967 551 1126">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="551 967 1077 1126"> <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="203 1126 551 1235">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 1126 1077 1235"> <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="203 1235 551 1359">The site is on a corner.</td> <td data-bbox="551 1235 1077 1359"> 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 setback of the front wall of the existing building on the abutting allotment facing the front street </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 setback of the front wall of the existing building on the abutting allotment facing the front street 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	Unit 1 is set back 6.006m from Kedleston Road and Units 2 and 3 are setback 3.018m from Buxton Road. Conclusion: Complies with Standard B2-1	Site Plan
Development context	Minimum setback from front street												
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	<p>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 <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A</p>	<p>The site is in the Neighbourhood Residential Zone (NRZ8). The proposed maximum building height is 5.066m to the roof apex, which is well below the 9m/2 storey limit.</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>Conclusion: Complies with Standard B2-2</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 <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A</p>	<p>The minimum building setback exceeds the setbacks required with the closest side setback of the proposed dwelling at 1.260m from the 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>Conclusion: Complies with Standard B2-3</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>					

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.			
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.			
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.			
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: <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 checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	The north elevation shows a wall on the boundary with a maximum height of 3.215m. and an average height compliant with the 3.2m average height requirement. Conclusion: Complies with Standard B2-4	Site and Elevation Plans
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.			
A building on a boundary includes a building set back up to 200mm from a boundary.			
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			
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.			
Standard B2-5: The site area covered by buildings does not exceed: <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. 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.	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/	Site coverage is 48.49%, which is below the 60% maximum limit for the Neighbourhood Residential Zone. Conclusion: Complies with Standard B2-5	Site Plan

Table B2-5 Site coverage		Meets the objective <input type="checkbox"/> N/A Meets the objective		
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				
55.02-6 Access Standard B2-6				
To ensure the number and design of vehicle crossovers responds to the neighbourhood character				
The width of accessways or car spaces (other than to a rear lane) does not exceed: <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	Kedleston Road frontage is 12.98m; the 3m crossover (23.1%) complies. Buxton Road frontage is 40.64m; the 6m wide double crossover is well within the 33% limit. Conclusion: Complies with Standard B2-6	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

- 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.

Provide a minimum canopy tree cover as specified in table B2-7.1: -

Site area	Canopy cover
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.

Existing trees that are retained can be used in calculating canopy cover.

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

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

Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table B2-7.2; or
 - A planter as specified in Table B2-7.2.
- 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.

Provide at least one new or retained tree in the front setback and the rear setback.

- Yes
 Standard Fully Met
 Variation/Meets the objective
 N/A

Site area of 692.86 sqm requires 69.29 sqm of canopy. The proposal provides 6 Type A trees with a calculated mature canopy of 75.42 sqm.

It is noted no tree is provided in the rear 4.5m of the site due to the wide easements not allowing for the appropriate provision of trees in this area. It is considered that the alternative placement of the same number of trees is adequate in this instance.

Conclusion: Complies with Standard B2-7 except providing a tree within the rear setback

Tree Canopy Plan

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.											
55.2-8 Front Fences Standard B2-8											
To encourage front fence design that responds to the existing or preferred neighbourhood character.											
<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. 	<input type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/Meets the objective <input checked="" type="checkbox"/> N/A	The application notes state that no front fence is proposed. Conclusion: Not applicable with Standard B2-8	Site Plan								
<table border="1" style="margin-left: auto; margin-right: auto;"> <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
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	<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	All driveways serve individual units exclusively (Unit 1 from Kedleston Road, Units 2 and 3 from accessways). The windows therefore fall under the exclusive use exception. Conclusion: Complies with Standard B3-2	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. 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/	Units 1 and 3 provide surveillance to both street frontages. External lighting and mailboxes are confirmed in the ResCode notes. Letterboxes have been shown on the site plan. There is no common property proposed and therefore a typical	Site Plan								

<ul style="list-style-type: none"> Screens or fences are to provide no more than 25 per cent transparency. 	Meets the objective <input type="checkbox"/> N/A	meter box arrangement will be proposed to each dwelling on the dwelling rather than a large group meter box or the like. Therefore there will not be any site services along any frontage of the site and do not take up more than 20 per cent of the width of the frontage Conclusion: Complies with Standard B3-3	
Lighting is provided to all external accessways and paths.			
Mailboxes are provided for each dwelling and can be communally located.			
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	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 	<input type="checkbox"/> Variation/ Meets the objective	Conclusion: Complies with Standard B3-4	
<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. 	<input type="checkbox"/> N/A		
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	All three units are provided with 25 sqm of secluded private open space with a minimum dimension of 3m. Conclusion: Complies with Standard B3-5	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.

<p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	<p>The secluded private open space areas are significant in size and located with a northerly aspect to the dwellings with a dimension in accordance with the standard requirement.</p> <p>Conclusion: Complies with Standard B3-6</p>	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 B3-71 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	<p>The main living area and bedrooms all exceed the minimum requirements stipulated which is demonstrated on the plans.</p> <p>It is noted the standard requires a minimum 'width' and an 'area' rather than a minimum 'dimension'.</p> <p>In this case the minimum width of the living areas all approximately 4.8m and a length of 4.4m resulting in an overall area of well in excess of the 12sqm.</p> <p>Conclusion: Complies with Standard B3-7</p>	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 10.0sqm. For 2 or more bedroom dwellings, a minimum width of 3.6m and a minimum area of 12.0sqm. <p style="text-align: center;">Table B3-72 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	<p>All habitable rooms that are of single aspect have been designed in accordance with the standard.</p> <p>Conclusion: Complies with Standard B3-8</p>	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>												

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 three units are provided with windows facing outdoor spaces clear to the sky. Conclusion: Complies with Standard B3-9	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	Breeze paths are indicated on the plans for all dwellings, and the project notes explicitly state compliance with the 18m maximum path requirement. Conclusion: Complies with Standard B3-10	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	All three units are provided with 6 cubic metres of external storage space as noted in the site plan data. Conclusion: Complies with Standard B3-11	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	The proposed buildings are setback from the adjoining property and are low-scale (single storey) and the site orientation limits impacts on neighboring windows to the north. Conclusion: Complies with Standard B4-1	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	The neighboring property (No. 4) is to the north of the subject site; therefore, the proposal does not cast shadows onto north-facing windows on that lot. Conclusion: Complies with Standard B4-2	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 indicate shadows fall south onto Buxton Road or east toward the cemetery, leaving the neighboring POS at No. 4 entirely unimpacted. Conclusion: Complies with Standard B4-3	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. 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	The dwellings are single storey with floor levels less than 0.8m above ground level, and boundary fencing is 1.8m-1.9m, preventing overlooking. Conclusion: Complies with Standard B4-4	Site Plan

<p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary</p>			
<p>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. 	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	<p>Internal overlooking is managed by 1.8m high internal paling fences between the units' private open spaces.</p> <p>Conclusion: Complies with Standard B4-5</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.</p> <p>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>	<input checked="" type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input type="checkbox"/> N/A	<p>Permeability is 41.99% (exceeds 20% minimum). The BlueFactor rating of 154% exceeds the 100% requirement, supported by 2000L tanks for each unit.</p> <p>Conclusion: Complies with Standard B5-1</p>	<p>Stormwater Plan</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											
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.											
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. NOTE: - This is a mandatory standard which must be met for RGZ land on any boundary which abuts GRZ or NRZ land	<input type="checkbox"/> Yes Standard Fully Met <input type="checkbox"/> Variation/ Meets the objective <input checked="" type="checkbox"/> N/A	Neighbouring lot No. 4 is to the north, and no shadows from the proposed development are cast onto its roof area. Conclusion: Complies with Standard B5-2	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	Units 1, 2, and 3 are 2-bedroom dwellings provided with 30.7 sqm, 32 sqm, and 32 sqm of solar area respectively, exceeding the 26 sqm requirement. Conclusion: Complies with Standard B5-3	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/	North facing window of the kitchen to Unit 1 is provided with an external blind in accordance with the standard. Conclusion: Complies with Standard B5-4	Site Plan								

	Meets the objective <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" data-bbox="257 403 940 523"> <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" data-bbox="257 571 960 770"> <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> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> The shared bin storage area: <ul style="list-style-type: none"> Is located within 40 metres of a kerbside collection point. Includes a tap for bin washing. <p>There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.</p> <p>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.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres</p>	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	<p>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.</p> <p>A shared bin storage area is not required.</p> <p>Conclusion: Complies with Standard B5-5</p>	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																				
55.05-6 Noise impacts Standard B5-6 To minimise the impact of mechanical plant noise located in the development.																							
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	<p>Air conditioning units and mechanical plant are to be located away from bedroom windows, ensuring no direct noise transmission impacts.</p> <p>Conclusion: Complies with Standard B5-6</p>	Site Plan																				

ASSESSMENT AGAINST PARTICULAR PROVISIONS**CLAUSE 52.06 – CAR PARKING.****Requirements Summary**

Use	Rate	Required
Dwelling 1	1 space per dwelling	1 spaces
Dwelling 2	1 space per dwelling	1 spaces
Dwelling 3	1 space per dwelling	1 spaces
TOTAL REQUIRED		3 spaces

Provision Summary

- **New 2-bed dwelling (Unit 1):** 1 space(s) (single garage)
- **New 2-bed dwelling (Unit 2):** 1 space(s) (single garage)
- **New 2-bed dwelling (Unit 3):** 1 space(s) (single garage)

Total provided: 3 spaces

Assessment

Complies with Clause 52.06 (3 spaces provided = 3 required)

The proposal provides three on-site car parking spaces for the three new two-bedroom dwellings, meeting the Category 1 rates specified in Table 1. Each unit is equipped with a single garage that exceeds the minimum dimension requirements for residential car parking.

CLAUSE 52.18 – 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:

Response:

The proposal has been designed with best practice in storm water management with a Storm Water Report submitted with a BlueFactor rating of 154%.

CONCLUSION

This development proposal has been thoroughly considered, and has produced a development that is compliant with the provisions of the 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 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.