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CLAUSE 55 WRITTEN STATEMENT – TOWNHOUSE AND LOW-RISE CODE (UP TO 3 STOREYS)

Date of Plans Assessed: 30/03/2026

Application Address: 2 MOUCHEMORE AVENUE ST LEONARDS VIC 3223

Purpose

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

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that responds to the site and the surrounding area.

Application

Provisions in this clause apply to the classes of applications specified in clauses:

- *32.04-7, Mixed Use Zone,*
- *32.05-8, Township Zone,*
- *32.07-6, Residential Growth Zone,*
- *32.08-7, General Residential Zone,*
- *32.09-7, Neighbourhood Residential Zone,*
- *32.10-5, Housing Choice and Transport Zone.*

The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.

The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.

The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:

- *A dwelling that is not in, or does not form part of, an apartment development; or*
- *A residential building.*

Operation

The provisions of this clause contain:

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- **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.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay 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.*

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and Section 84B(2)(b) to (jb) of the Act.*

55.01 APPLICATION REQUIREMENTS

An application to which this clause applies must be accompanied by:

- A site description – Clause 55.01-1.*
- A design response including a landscape plan – Clause 55.01-2.*
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.*

55.01-1 SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- The built form, scale and character of surrounding development including front fencing.*
- Site shape, size, orientation and easements.*
- Levels of the site and the difference in levels between the site and surrounding properties.*
- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.*

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- *The use of surrounding buildings.*
- *The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.*
- *Solar access to the site and to surrounding properties.*
- *Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.*
- *Any cut and filled areas of soil, where known.*
- *Street frontage features such as poles, services, street trees and kerb crossovers.*
- *The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.*

Detailed site description is conveyed by,

- Development plans
- Site and context plans

The subject site is a trapezoidal corner allotment with dual frontages to Doongara Avenue to the north and Mouchemore Avenue to the east. The site has a total area of approximately 661 sqm and is generally flat in terrain. An existing single-storey dwelling constructed of red brick veneer with a grey tiled roof is located on the site, comprising three bedrooms. Vehicle access is currently provided via crossovers from both Doongara Avenue and Mouchemore Avenue. The site presents potential for further residential development.

Surrounding Development

The surrounding area is characterized by low-density residential development with no significant expanse of built form. Dwellings are predominantly single-storey and low-profile, set within established gardens with vegetation and mature street trees contributing to the streetscape.

Most dwellings in the area were constructed between the 1970s and early 2000s and are typically finished in brick veneer or weatherboard, with either tiled or metal roofing. Front setbacks are generally open, with minimal or low fencing, contributing to a sense of street activation and visual permeability.



Adjoining Properties

- To the north, across Doongara Avenue, is a two-storey weatherboard dwelling featuring a combination of hipped and gabled roof forms, with loft access at the upper level.
- To the south is a single-storey brick veneer dwelling with a tiled gable roof, constructed in the 1970s.
- To the west is a low-profile single-storey dwelling with weatherboard cladding, a flat roof form, and an open carport located at the front.
- To the east, across from Mouchemore Avenue (No. 1 Mouchemore Avenue), is a single-storey brick veneer dwelling with a tiled roof, which is accessed from Doongara Avenue.

Streetscape and Landscape

- The streetscape is defined by established vegetation, including mature street trees and planting within property frontages and boundaries. This contributes to a consistent and leafy residential character throughout the area.
- Roads are constructed with kerb and channel; however, there are no formal pedestrian footpaths provided.

55.01-2 DESIGN RESPONSE

The design response must explain how the proposed design derives from and responds to the site description

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

The design response must include a landscape plan that details the proposed:

- *Retention and planting of canopy trees,*
- *Planting of other vegetation including location, species, number and size at maturity of vegetation,*
- *Where required, areas of deep soil and root barriers,*
- *Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,*

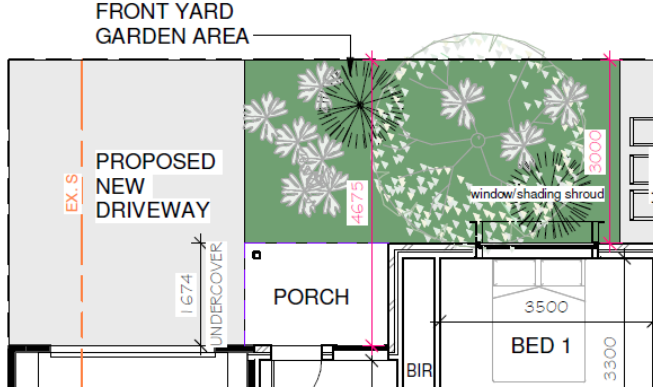
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- Selection of vegetation that responds to the site's environment and geographic factors,
- A plan showing the location of site services, clothes drying and storage.

CLAUSE 55 ASSESSMENT

The following objectives and standards are current up to and including Amendment VC267 on 6/3/2025 and Amendment VC276 2/4/2025.

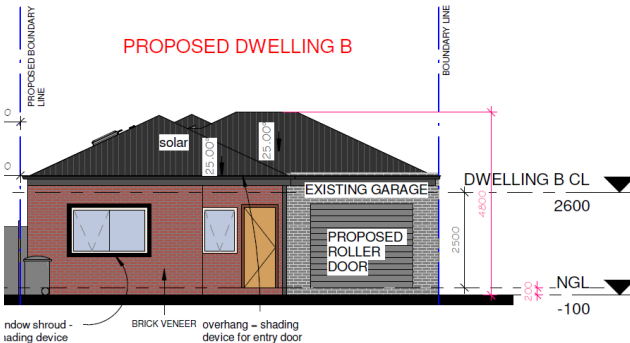
55.02 NEIGHBOURHOOD CHARACTER

CLAUSE 55.02 NEIGHBOURHOOD CHARACTER				
55.02-1 Street setback objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Standard B2-1 Walls of buildings are set back from streets: • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	Deemed to Comply  The site is located on a corner lot, and the front setback of existing dwelling is maintained as is. The front wall of the new development fronting the side street is setback at 3m.	Plan Reference A035 (Pg. No. 7)	Right of Appeal No, standard met

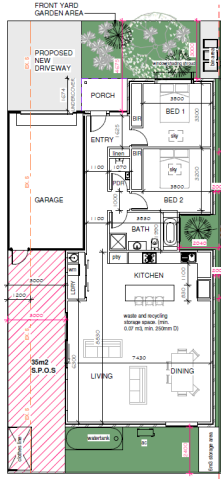


	<table><tr><th colspan="3">Table B2-1 Street setback</th></tr><tr><th>Development context</th><th>Minimum setback from front street</th><th>Minimum setback from side street</th></tr><tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>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><td>Not applicable</td></tr><tr><td>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>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><td>Not applicable</td></tr><tr><td>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>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr><tr><td>The site is on a corner.</td><td> If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. </td><td> Front walls of new developments fronting the side street on a corner site are setback the same distance as the setback of the front wall of the existing building on the allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new developments 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 3 metres, whichever is the lesser. </td></tr></table>	Table B2-1 Street setback			Development context	Minimum setback from front street	Minimum setback from side street	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new developments fronting the side street on a corner site are setback the same distance as the setback of the front wall of the existing building on the allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new developments 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 3 metres, whichever is the lesser.			
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55.02-2 Building height objective To ensure that the height of buildings	Standard B2-2 <i>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.</i> <i>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</i>	Deemed to Comply	Plan Reference A055, Pg. No. 8 (proposed Elevations)	Right of Appeal No, standard met																		

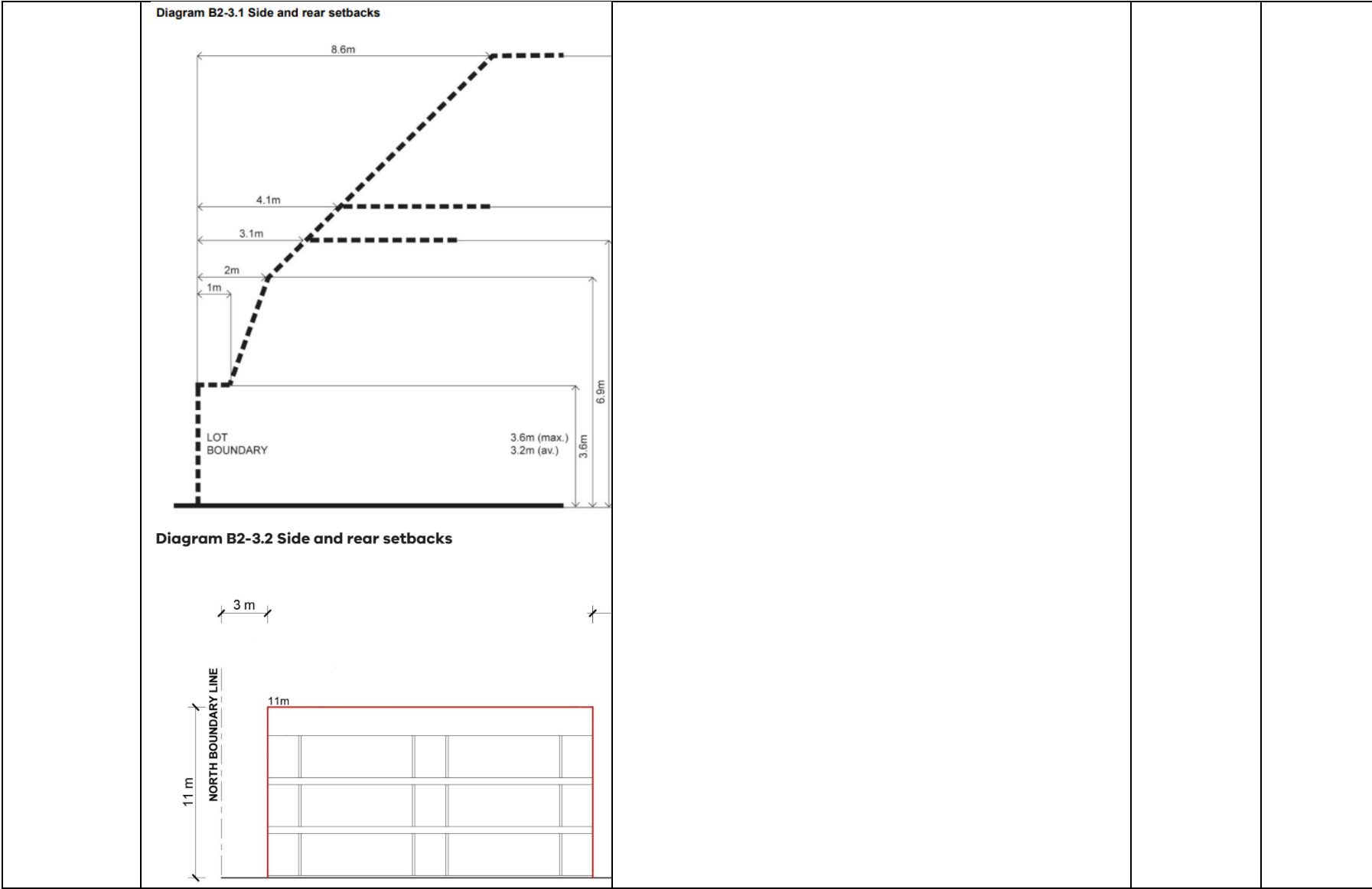
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responds the existing or preferred neighbourhood character.	the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	 The maximum building height applicable to the site is 9m. The proposed maximum building height of 4.8 metres meets maximum building height requirement as specified in the Clause 4.0 of Schedule 2 to General residential Zone.		
55.02-3 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary	Standard B2-3 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 set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:	Deemed to Comply	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No, standard met

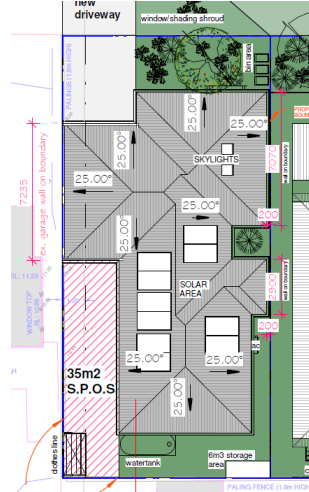
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responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	• B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. 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. 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.	 The required setbacks have been achieved for the development, and all side and rear setbacks comply with the B2-3.1/B2-3.2 formula contained in the Standard. The new development (Proposed Dwelling) is setback at 2.4m to rear and 0.2m to east side (Walls on boundary) and 3m to west side with existing garage on the boundary.		
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55.02-4 Walls on boundaries objective 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.	Standard B2-4 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances: 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. 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	Deemed to Comply  The proposed wall on the side A boundary extends for a length of 9.9 metres, has an average height of 2.9 metres, and a maximum height of 2.9 metres. The requirement is proposed walls on boundary does not exceed, $10\text{m} + 25\%$ (remainder length of adjoining lot) That is the length of wall on boundary must not exceed 13.39m. The existing garage on the opposite boundary will be retained as is.	Plan Reference Dwg. No A035 (Proposed Ground Floor Plan) Pg. no. 7.	Right of Appeal No, standard met

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	abutting a higher existing or simultaneously constructed wall.																																												
55.02-5 Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	Standard B2-5 The site area covered by buildings does not exceed: The maximum site coverage specified in a schedule to a zone; or If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table B2-5: Table B2-5 Site coverage <table><tr><th>Zone</th><th>Area</th></tr><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></table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		Deemed to Comply <table><tr><th colspan="3">AREA SUMMARY:</th></tr><tr><th></th><th>TOTAL</th><th>DWELLING A</th><th>DWELLING B</th></tr><tr><td>SITE:</td><td>661 m²</td><td>403 m²</td><td>258 m²</td></tr><tr><td>DWELLING (INCL. CAR SPACE) :</td><td></td><td>173 m²</td><td>172 m²</td></tr><tr><td>SITE COVERAGE (Max. 60%):</td><td>661m² = 52%</td><td colspan="2">%/m²</td></tr><tr><td>PERMEABILITY (Min. 20%):</td><td>280m² = 42%</td><td colspan="2">%/m²</td></tr><tr><td>GARDEN AREA:</td><td>35%>650m² 30%<650m²</td><td>280m² = 42%</td><td>%/m²</td></tr></table> The maximum site coverage specified for this site is 65 percent as per the Table B2-5. The proposed site coverage of buildings is 52 percent of the site, which meets the standard.	AREA SUMMARY:				TOTAL	DWELLING A	DWELLING B	SITE:	661 m ²	403 m ²	258 m ²	DWELLING (INCL. CAR SPACE) :		173 m ²	172 m ²	SITE COVERAGE (Max. 60%):	661m ² = 52%	%/m ²		PERMEABILITY (Min. 20%):	280m ² = 42%	%/m ²		GARDEN AREA:	35%>650m ² 30%<650m ²	280m ² = 42%	%/m ²	Plan Reference A071, Pg. No. 12 (Area Analysis 2)	Right of Appeal No, standard met
Zone	Area																																												
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55.02-6 Access objective To ensure the number	Standard B2-6 The width of accessways or car spaces (other than to a rear lane) does not exceed: 33 per cent of the street frontage, or	Deemed to Comply	Plan Reference	Right of Appeal No, standard met																																									

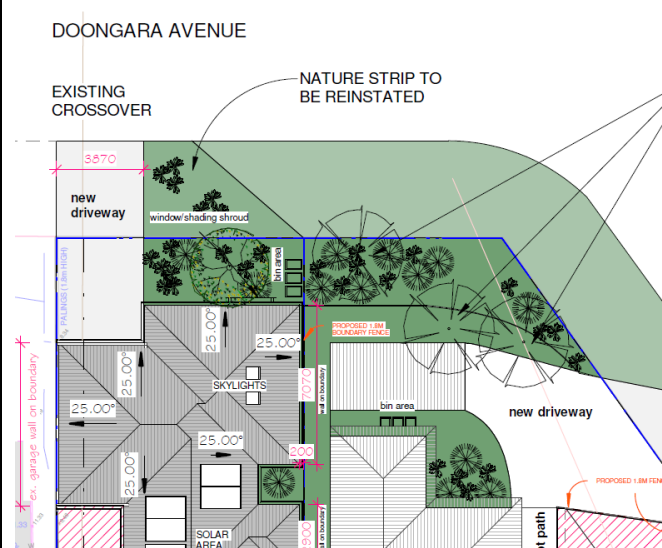
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and design
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- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

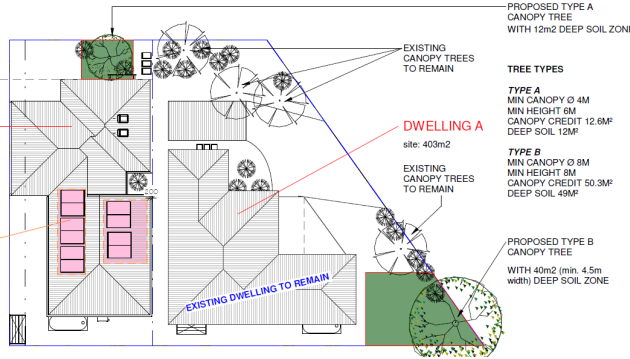
The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.



A total of 12.1% of the frontage is taken up with vehicle crossings to Mouchemore Ave, which complies with the standard for this site with a street frontage of 28.82 metres.

A total of 19.53% of the frontage is taken up with vehicle crossings to Doongara Ave, which complies with the standard for this site with a street frontage of 19.87 metres.

The subject site abuts Doongara Ave. and Mouchemore Ave. both are local access council roads and the subject do not abut any roads on TRZ2 or TRZ3.

		The location of the vehicle crossover or accessway does not encroach more than 10% into the TPZ of the existing street tree.								
55.02-7 Tree canopy objective To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are	Standard B2-7 Provide a minimum canopy cover as specified in Table B2-7.1. Table B2-7.1 Canopy cover <table><tr><th>Site area</th><th>Canopy cover</th></tr><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></table> 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.	Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	Deemed to Comply  There are adequate areas available on site to allow for tree retention/planting which will complement the landscape character of the area. The site is 661 sqm in area and a total of 10% of the site or 66 sqm has been set aside for canopy cover using the retention of trees on site and planting of tree type A & B to meet the canopy coverage required. Type A trees with a canopy credit of 12.6 sqm and Type B trees with a canopy credit of 50.3 sqm are proposed, providing a combined total of 62.9 sqm. Additionally, three existing canopy trees within the front setback, comparable to Type A trees, will be	Plan Reference A075, Pg. No. 15 (Tree Canopy/ Solar Area Plan)	Right of Appeal No, standard met
Site area	Canopy cover									
1000 square metres or less	10% of site area									
More than 1000 square metres	20% of site area									



climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

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	Min. depth of 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)	0.5 metres
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)	1.0 metres
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 metres

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.

retained. The shortfall in canopy credit from the proposed trees is offset by the retention of these existing canopy trees at the front setback.

An appropriate Tree Canopy Cover plan has been submitted for assessment (Refer to Dwg. No. 075, Pg. No. 15).

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55.02-8 Front Fences To encourage front fence design that responds the existing or preferred neighbourhood character.	Standard B2-8 A front fence within 3 metres of a street is: • 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 B2-8 Maximum front fence height <table><tr><th>Street context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	Deemed to Comply Front fence for proposed dwelling (Dwelling B) is not proposed whereas the existing dwelling (A) is partly fenced at the front to Mouchemore Ave. Variation For the existing dwelling (Dwelling A), a Secluded Private Open Space is proposed at the front setback of the Mouchemore Ave. This 68 Sqm Secluded Private Open Space will be fenced by 1.8m high timber paling fence for privacy. The Existing Dwelling (A) will have dual frontages to Doongara Ave. and the Mouchemore Ave. with the access from the Mouchemore Ave. Whilst the only a part of frontage to Mouchemore Ave is fenced the remaining part of the Mouchemore Avenue and whole of Doongara Avenue will be left without any front fence. In support of the variation, the following has been considered: • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The setback, height and appearance of front fences on adjacent properties.	Plan Reference	Right of Appeal Yes, standard varied
Street context	Maximum front fence height									
Streets in a Transport Zone 2	2 metres									
Other streets	1.5 metres									



		• <i>The extent to which slope and retaining walls reduce the effective height of the front fence.</i> • <i>Whether the fence is needed to minimise noise intrusion.</i> Response to decision Guidelines: • It is common for corner properties with dual frontages to have one side enclosed by high fencing. In the surrounding area, corner properties are typically enclosed with fences of at least 1.8 m in height at one side (at side setback). • The proposed front fence is set back 1 m from the property boundary, with landscaping within this setback to soften its appearance and reduce visual dominance of the fence. • Front fences on adjacent properties are generally low in height and more than 50% permeable. In this proposal, only a portion of the front setback will be fenced to define the Secluded Private Open Space, while the remainder of the frontage to Mouchemore Avenue and Doongara Avenue will remain unfenced, maintaining street activation. • The partial front fence is necessary, as this location provides the most suitable area for the Secluded Private Open Space, with direct access from the living room of the existing dwelling.		
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55.03 Liveability				
55.03-1 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard B3-1 <i>Developments include at least:</i> - 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	Not Applicable Fewer than ten dwellings are proposed.	Plan Reference	Right of Appeal No
55.03-2 Parking location objective To minimise the impact of vehicle noise within developments on residents	Standard B3-2 <i>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</i> 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. <i>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.</i>	Deemed to Comply Accessways and car parks are located at least 1.5 metres from the windows of habitable rooms.	Plan Reference	Right of Appeal No
55.03-3 Street integration objective To integrate the layout of development with	Standard B3-3 <i>Where a development fronts a street, a vehicle accessway or abuts public open space:</i>	Deemed to Comply The existing dwelling provides a passive surveillance through the existing bedroom window to Mouchemore Avenue whereas the new dwelling (B) is designed to provide passive	Plan Reference A035, Pg. No. 7 (Proposed)	Right of Appeal No

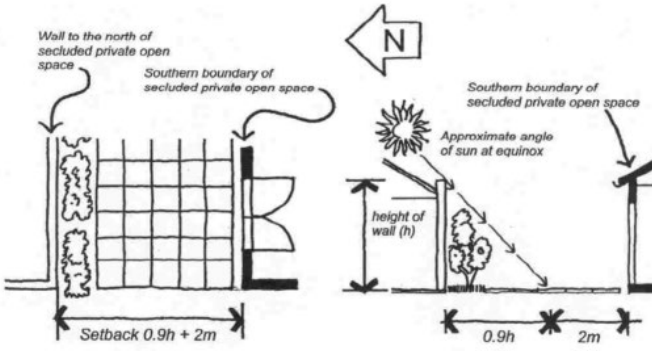
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<i>the street to support the safety and amenity of residents</i>	<i>Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.</i> <i>The total cumulative width 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.</i> <i>Lighting is provided to all external accessways and paths.</i> <i>Mailboxes are provided for each dwelling and can be communally located.</i>	surveillance of Doongara Avenue through a direct view from a Bedroom (No. 1) Window. The total cumulative width of site services within 3m of a street is 1.2 metres which is no more than 20% of the width of the frontage and are screened from view or located behind a fence which is no more than 25% transparent. a Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and are communally located where applicable.	Ground Floor Plan)	
55.03-4 Entry objective <i>To provide each dwelling, apartment development or residential building with its own sense of identity.</i> <i>To provide entries with weather protection, safe design, natural light and ventilation.</i>	Standard B3-4 <i>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</i> <i>Each dwelling and each residential building has a ground level entry door that:</i> <i>Has a direct line of sight from a street, accessway or shared walkway.</i> <i>Is not accessed through a garage.</i> <i>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.</i>	Deemed to Comply Each dwelling has a direct line of sight from Mouchemore Avenue and Doongara Avenue and is not accessed via a garage. Proposed Dwelling B includes a covered entry area of at least 1.44 sqm, with a minimum dimension of 1.2 m over the doorway. While the existing dwelling does not currently provide a covered entry, the proposed fence and entry pathway provides shelter, a sense of address and a transitional space around the entry.	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No

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55.03-5 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	Standard B3-5 A dwelling or residential building has private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building has private open space with direct access from a living room, dining area or kitchen consisting of: • 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 3m width; or • An area on a roof of at least 10 square metres with a minimum width of 2 metres. Area and dimensions of the private open space or secluded private open space is not specified in a schedule to the zone.	Deemed to Comply  Area and dimensions of the private open space or secluded private open space is not specified in a schedule to the zone. An area of 25 Sqm of Secluded Private Open Space with a minimum dimension of 3m is required. An area of 68 square metres of secluded private open space with a minimum dimension of 3 metres with direct access from a living room has been provided for existing dwelling A. An area of 35 square metres of secluded private open space with a minimum dimension of 3 metres with direct access from a living room and dining area has been provided for proposed dwelling B.	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No
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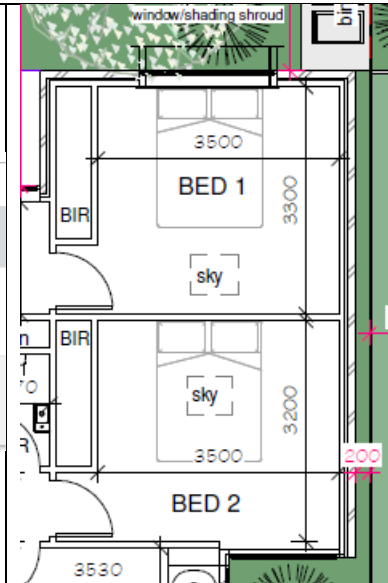
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55.03-6 Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.	Standard B3-6 The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall. Diagram B3-6 Solar access to open space 	Deemed to Comply All proposed secluded private open space receives adequate solar access. The wall located on the northern side of the proposed secluded private open space for proposed dwelling B is 2.7 metres high, requiring the southern boundary of the proposed secluded private open space to be set back 4.43 metres from the wall. The southern boundary is set back 11.2 metres from the north wall in accordance with the standard. The northern side of the SPOS for the existing dwelling A is bound by 1.8m high fence and has appropriate setback to the southern boundary.	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No									
55.03-7 Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.	Standard B3-7 Bedrooms: - Meet the minimum internal room dimensions specified in Table B3-7.1. - Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Table B3-7.1 Bedroom dimensions <table><tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr><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></table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Deemed to Comply	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No
Bedroom type	Minimum width	Minimum depth											
Main bedroom	3 metres	3.4 metres											
All other bedrooms	3 metres	3 metres											

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Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

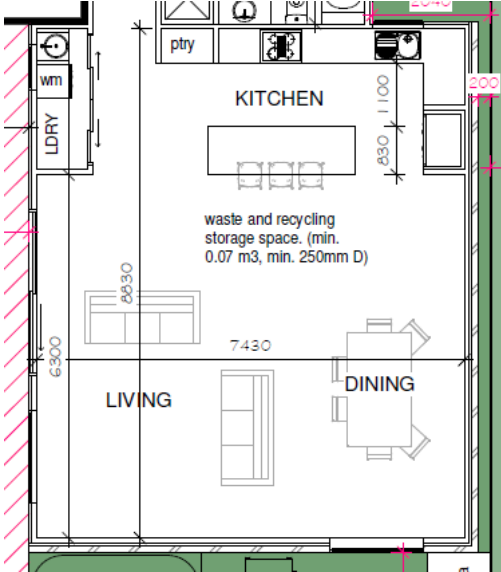
Table B3-7.2 Living area dimensions		
Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm



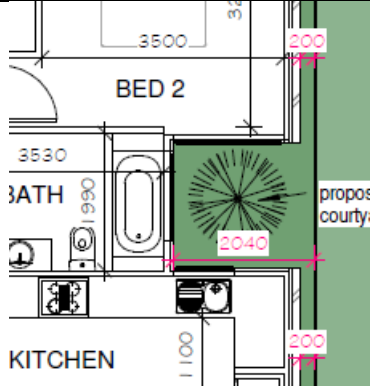
Proposed dwelling (B) is provided with a main bedroom with a width and depth of not less than 3.0m x 3.4m, and other bedrooms of not less than 3.0m x 3.0m and all excluding areas provided for a wardrobe.

Proposed Living room area exceeds the minimum 12 Sqm for a 2 Bedroom dwelling and exceed minimum 3.6m of minimum dimension.

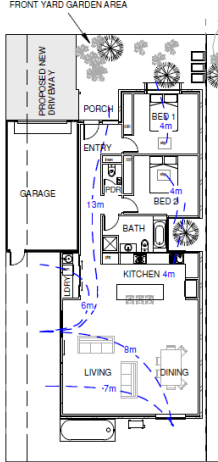
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55.03-8 Room depth objective To allow adequate daylight into single aspect habitable rooms.	Standard B3-8 <i>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</i> <i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i> • 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. <i>In Clause 55.03-8, a single aspect habitable room is a habitable room with windows on only one wall</i>	Deemed to Comply  All single aspect habitable rooms with a ceiling height of at least 2.7 metres have a maximum room depth of not more than 9 metres, are a combined living area, dining area and kitchen with the kitchen furthest from the window and an overhang does not extend more than 2m beyond the window of the single aspect habitable room.	Plan Reference A035, Pg. No. 7 (Proposed Ground Floor Plan)	Right of Appeal No
55.03-9 Daylight to new windows objective	Standard B3-9 Dwelling (other than a dwelling in or forming part of an apartment development)	Deemed to Comply	Plan Reference	Right of Appeal

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To allow adequate daylight into new habitable room windows.	A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • 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. Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky	 All habitable room windows are located on an external wall. All habitable room windows face: • An outdoor space clear to the sky and a light court with an area of 3.8 square metres and minimum dimension of 1.9 metre clear to the sky, not including land on an abutting lot.	A035, Pg. No. 7 (Proposed Ground Floor Plan)	No
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55.03-10 Natural ventilation objective To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Standard B3-10 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: • 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.	Deemed to Comply  Each dwelling has openable windows, doors or other ventilation devices in external walls of the building that provides for: • 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.	Plan Reference A073, Pg. No. 13 (Area Analysis 3 Plan – Breeze Plan)	Right of Appeal No
55.03-11 Storage objective To provide adequate storage facilities for each dwelling.	Standard B3-11 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, secure storage space.	Deemed to Comply	Plan Reference A035, Pg. No. 7 (Proposed)	Right of Appeal No

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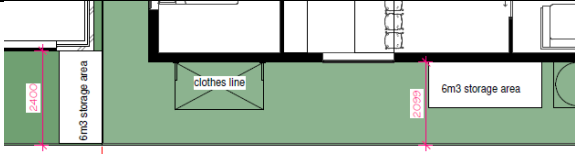
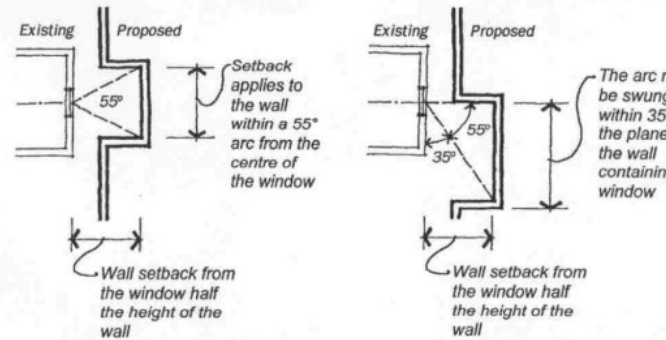
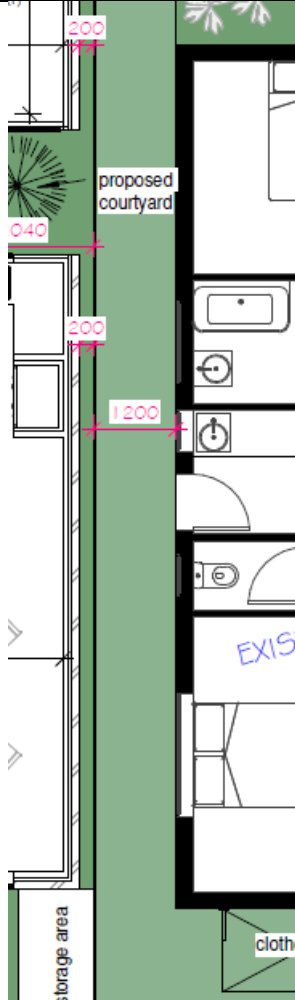
		 Each dwelling has been provided with exclusive access to 6 cubic metres of externally accessible, secure storage shown to be located in the rear side of each dwelling.	Ground Floor Plan)	
55.03-12 Accessibility for apartment developments objective <i>To ensure the design of dwellings meets the needs of people with limited mobility</i>	Standard B3-12 <i>At least 50 per cent of dwellings in or forming part of an apartment development have:</i> <i>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</i> <i>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</i> <i>A main bedroom with access to an adaptable bathroom.</i> <i>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</i>	N/A No apartments are proposed.	Plan Reference	Right of Appeal No



Table B3-12 Bathroom design				
	Design option A	Design option B		
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.		
Door design	Either: - A slide door, or - A door that opens outwards, or - A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: - A slide door, or - A door that opens outwards or - A door that opens inwards and has readily removable hinges.		
Circulation area	A clear circulation area that is: - A minimum area of 1.2 metres by 1.2 metres. - Located in front of the shower and the toilet. - Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: - A minimum width of 1 metre - The full length of the bathroom and a minimum length of 2.1 metres. - Clear of the toilet and basin. The circulation area can include shower area.		
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.		
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.		
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.		

55.04 External Amenity				
55.04-1 Daylight to existing	Standard B4-1 <i>Buildings opposite an existing habitable room window provide for a light court to the existing window that has a</i>	Deemed to Comply	Plan Reference	Right of Appeal

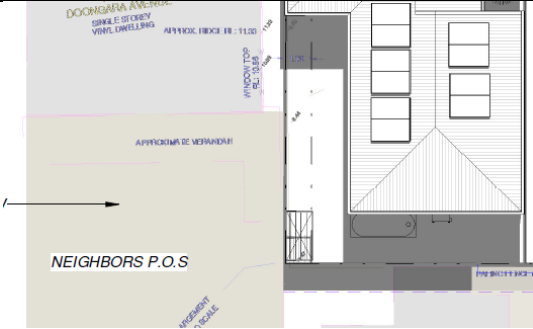
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windows objective To allow adequate daylight into existing habitable room windows.	minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports 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. Diagram B4-1 Daylight to existing windows 	 The proposed dwelling is at 1.4m from the habitable room windows of the existing dwelling to east.	A035, Pg. No. 7 (Proposed Ground Floor Plan)	No, standard met
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55.04-2 Existing north facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	Standard B4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • A new building is to be set back from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard, a north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	Not Applicable There are no north facing habitable room windows on abutting lots that require consideration.	Plan Reference	Right of Appeal No
55.04-3 Overshadowing	Standard B4-3 The area of secluded private open space that is not overshadowed by the new development is greater than 50	Deemed to Comply	Plan Reference	Right of Appeal

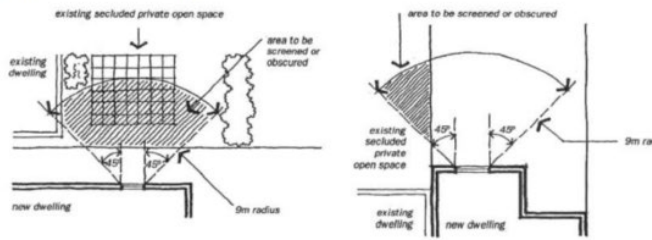
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secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced	 The extent of overshadowing associated with the proposed development is within the requirements of the standard as: More than 50% of the SPOS or 25sqm with a minimum dimension of 3m is not overshadowed for a minimum of 5 hours between 9am and 3pm on 22 September	A083, Pg. No. 17 (Shadow Diagram 1)	No, standard met
55.04-4 Overlooking objective To limit views into existing secluded private open space and habitable room windows.	Standard B4-4 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.	Deemed to Comply The development is designed to meet the requirements of the standard with overlooking into existing secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of: Existing boundary fence to the western side limits views into existing SPOS and habitable room windows.	Plan Reference	Right of Appeal No, standard met

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	<i>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</i> <i>Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</i> <i>Has sill heights of at least 1.7 metres above floor level; or</i> <i>Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</i> <i>Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</i> <i>Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins.</i> <i>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.</i> <i>Screens used to obscure a view should be:</i> <i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i> <i>Permanent, fixed and durable.</i> <i>Designed and coloured to blend in with the development.</i>			
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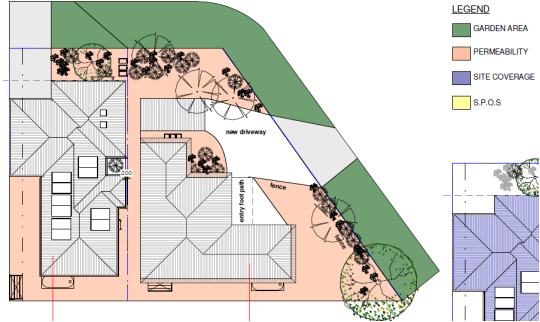
	<i>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</i> Diagram B4-4 Overlooking 			
55.04-5 Internal views objective <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>	Standard B4-5 <i>In Clause 55.04-5 a habitable room does not include a bedroom.</i> <i>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:</i> <i>• Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</i> <i>• Has a sill height of at least 1.7 metres above floor level; or</i> <i>• Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</i>	Deemed to Comply The SPOS for the existing dwelling A is located to the other side of the proposed development and the habitable room windows of existing dwelling A is not located adjacent to the proposed second dwelling.	Plan Reference	Right of Appeal No

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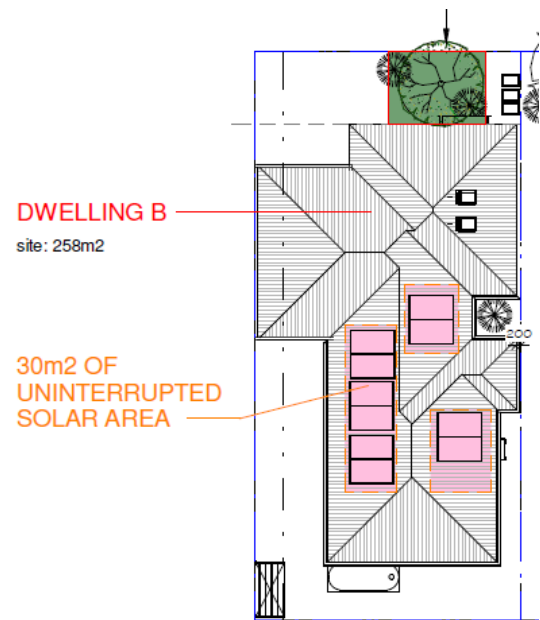
	• <i>Has permanently fixed external screens to at least 1.7 metres above floor level; or</i> • <i>Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</i> <i>Direct views are measured at a height of 1.7 metres above floor level and within:</i> • <i>A 45 degree horizontal angle from the edge of the new window or balcony.</i> • <i>A 45 degree angle in the downward direction.</i> <i>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</i>			
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55.05 Sustainability				
55.05-1 Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off	Standard B5-1 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: • Meet the best practice quantitative performance objectives for stormwater quality specified in the	Deemed to Comply	Plan Reference A071, Pg. No. 12 Area Analysis 2	Right of Appeal No

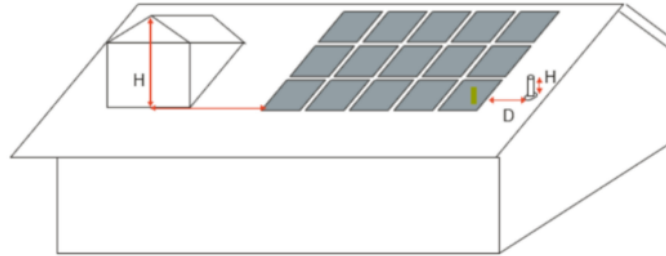
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on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling	Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: – Suspended solids 80% reduction in mean annual load. – Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load. Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	 The site retains 43 per cent permeability, assisting in on site stormwater filtration. A STORM/MUSIC report will be provided which corresponds with the assessment plans which show suitably sized rainwater tanks and/or raingardens to meet best practice to meet EPA Publication 1739.1, 2021 with stormwater directed to flow 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 energy systems To ensure that the height and setback	Standard B5-2 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	N/A There are no existing domestic solar energy systems on adjoining buildings that require consideration.	Plan Reference	Right of Appeal N/A

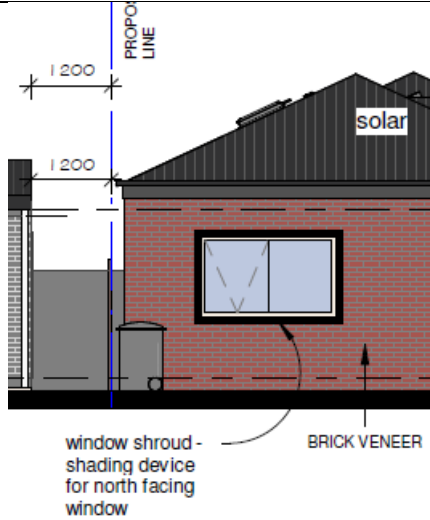
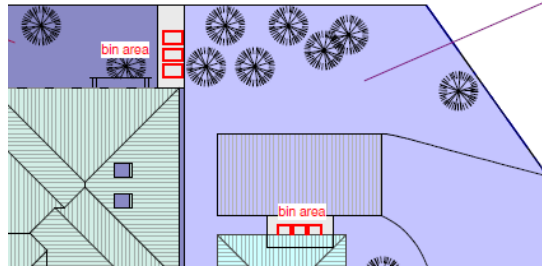
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of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings	above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2, domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.			
55.05-3 Rooftop solar energy generation area objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	Standard B5-3 In Clause 55.05-3, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • 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.	Deemed to Comply 	Plan Reference A075(Solar Area Plan) Pg. no 15.	Right of Appeal No

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	Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area  Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements. Table B5-3 Minimum rooftop solar energy generation area <table><tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr><tr><td>1 bedroom dwelling</td><td>15 square metres</td></tr><tr><td>2 or 3 bedroom dwelling</td><td>26 square metres</td></tr></table> <table><tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr><tr><td>4 or more bedroom dwelling</td><td>34 square metres</td></tr></table> This standard does not apply to apartments and residential buildings.	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	Number of bedrooms	Minimum roof area	4 or more bedroom dwelling	34 square metres	The submitted plans demonstrate that each dwelling: • Has a minimum dimension of 1.7 metres. • Has a minimum area of 26 sqm in accordance with Table B5-3. • Is oriented to the east & west. • Is positioned on the top two thirds of a pitched roof. • Are multiple areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.		
Number of bedrooms	Minimum roof area													
1 bedroom dwelling	15 square metres													
2 or 3 bedroom dwelling	26 square metres													
Number of bedrooms	Minimum roof area													
4 or more bedroom dwelling	34 square metres													
55.05-4 Solar protection to new north facing windows objective To encourage external shading of north facing windows to minimise summer heat gain	Standard B5-4 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.	Deemed to Comply	Plan Reference A055, North Elevation Pg. no. 8	Right of Appeal No										

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		 North facing windows are shaded by window shroud – shading device for new north facing window.		
55.05-5 Waste and recycling objective To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and		Deemed to Comply 	Plan Reference A073 Pg. No. 13 (Subdivision / Services Plan)	Right of Appeal No



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.		Each dwelling has been provided with individual bin storage of a minimum area of 1.8sqm, with a minimum depth of 0.8m and a minimum height of 1.8m.		
55.05-6 Noise impacts objective To minimise the impact of mechanical plant noise located in the development	Standard B5-6 <i>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.</i>	Not Applicable There are no external noise sources that require consideration as part of this application.	Plan Reference	Right of Appeal No
55.05-7 Energy efficiency for apartment dwellings To achieve energy efficient dwellings and buildings.	Standard B5-7 Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual	N/A This is not an apartment development.	Plan Reference	Right of Appeal No



To ensure dwellings achieve adequate thermal efficiency.	cooling load.																				
	<table><tr><th>NatHERS climate zone</th><th>NatHERS maximum cooling load MJ/M² per annum</th></tr><tr><td>Climate zone 21 Melbourne</td><td>30</td></tr><tr><td>Climate zone 22 East Sale</td><td>22</td></tr><tr><td>Climate zone 27 Mildura</td><td>69</td></tr><tr><td>Climate zone 60 Tullamarine</td><td>22</td></tr><tr><td>Climate zone 62 Moorabbin</td><td>21</td></tr><tr><td>Climate zone 63 Warrnambool</td><td>21</td></tr><tr><td>Climate zone 64 Cape Otway</td><td>19</td></tr><tr><td>Climate zone 66 Ballarat</td><td>23</td></tr></table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23		
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Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).																					