4 March 2026 (amended May 2026)

Planning Application

Contents

ADDRESS

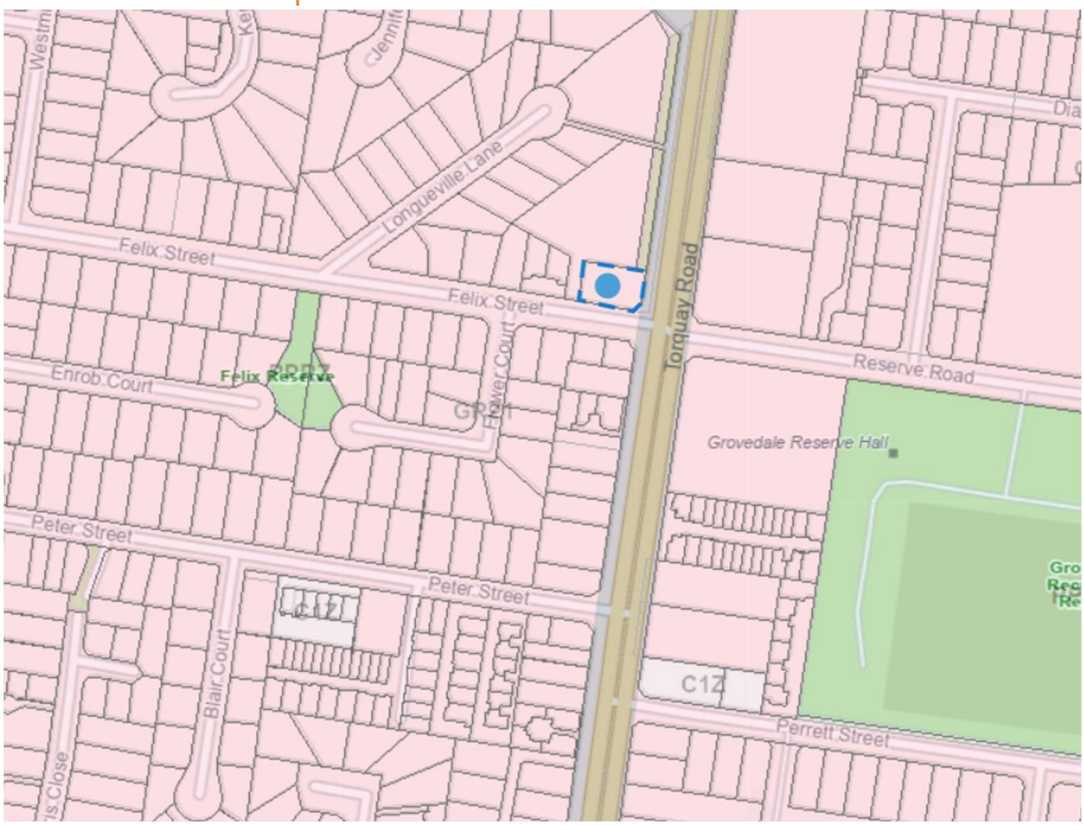
267 Torquay Road, Grovedale, Victoria 3223

LOCATION & SITE

Site Photo

Site 267 Torquay Road, Grovedale – Existing Residence and Garage/Shed

Site Context Map



267 Torquay Road, Grovedale, Victoria 3216

PROPOSAL

New Build 4 Dwelling Infill Residential Development

Four (4) dwelling Infill development proposed to the vacant site existing after demolition of existing dwelling and garage/shed and clearing of existing site.

The Application seeks planning permit for the construction of four (4) new 7star energy efficient dwelling, with proposed subdivision of that development.

PROPOSED PLANS

Architectural Drawing Plan Set: Refer to the Plan Set Attached

SITE DETAILS

Land Title

VOLUME	10746
FOLIO NUMBER	340

Refer Attachments: Land Title and Register of Search Statement

Locator Information

Address	267 Torquay Road, Grovedale, Victoria 3216
Lot and Plan Number	Lot 1 TP830347
Council Property Number	240843
Melway Directory Reference	Melway 465 H7

Refer Attachments: Planning Property Report

Planning Information

PLANNING ZONE	General Residential Zone (GRZ)
Schedule to the Zone	Schedule 1 to the GRZ (GRZ1) – Nothing Specified

PLANNING OVERLAY	None
Schedule to the overlay	N/A – Not Applicable

BUSHFIRE PRONE AREA	No
ABORIGINAL SENSITIVITY AREA	No

Refer Attachments: Planning Property Report

ZONES AND OVERLAYS

General Residential Zone

The development of the site is designed to implement the Municipal Planning Strategy and the Planning Policy Framework, whilst also recognising the areas existing and preferred neighbourhood character for the proposed residential infill development of 4 single dwellings.

The Development will been designed to the clause 55 Townhouse and Low Rise Code (up to 3 Storeys)

General Residential Zone Schedule 2

There are no Additional requirements of the schedule nominated – Nothing Specified

The Development will been designed to the clause 55 Townhouse and Low Rise Code (up to 3 Storeys)

Planning Overlay

None – No Planning Overlays for this site

SITE DESCRIPTION

The site of 267 Torquay Road is located in Geelong, Grovedale adjacent the Surf Coast Highway, being locally named Torquay Road. The site area is 859 sqm in size and generally considered 'flat' with minimal undulation, a slight fall towards the rear of the site.

The site is a rectangle shape, corner site with Felix Street (South) and Torquay Road (East). The site is generally on its own without any residential adjoining neighbours.

The rear of site is facing North, whilst East and South orientation access streets and West adjoins a laneway access driveway to commercial enterprise. There is also a small grass reserve land strip to the north that adjoins a small part of the northern boundary.

There is an existing dwelling facing Torquay Road existing on the site. The dwelling also has associated rear garage/shedding facing Felix street. Some non-significant vegetation exists around the site within some roughly formed garden beds, grass lawn front and rear.

There are 2 existing cross overs supporting the site, both from Felix street. West corner of the site cross over access services the garage/shed and mid way along the Felix boundary is another cross over servicing vehicle gates and concrete carparking on site.

Surrounding the site is an enclosing 1800mm high timber paling boundary fencing, with some lower timber paling front fencing of 1000mm high facing Torquay road frontage and corner splay.

Torquay road has a concrete footpath, whilst Felix street has only grass nature strip with multiple assets of various service providers and traffic light command infrastructure towards the corner.

The site is not surrounded by the typical backyards, private open spaces, or even neighbouring street facing neighbours. There is only one adjoining site which is a commercial use property 'westpeak support services' being a NDIS provider of medical/community disability support use.

The West adjoining land is a laneway driveway use only by the rear neighbour, which is the access to the commercial use property wrapping around partly to the rear of the site. The rear adjoining land is sealed carparking of multiple carparks servicing Weastpeak support services. The adjoining driveway from Felix street is only vehicle access into the otherwise landlocked adjoining site.

A grass reserve extends from the Torquay Road northerly corner, meaning no immediate neighbour located to this street scape.

Houses foaming the existing character of the general area are majority single level, modest scale. Newer and established infill type development in the area has added unit developments and rear yard infill type development of new houses located in a former large rear backyards of others.

The next property along Felix street westerly , adjoining the laneway drive to Westpeak support services is an example of unit development in the immediate proximity of the site.

Commercial activity areas, sporting fields and public parks, along side pedestrian paths and crossings surrounding the area being a feature to the existing built up nature of the area, which would be an ideal locality for infill type development of existing sites.

All services are installed as per the current existing dwelling requirements, ready for new realigned connections, with easement/s access at the rear north west of the site for sewer and drainage. Power and water is located to the front of site, there is also existing LPOD onto Torquay Road via road kerb and channel. (In addition to the existing rear corner easement LPOD)

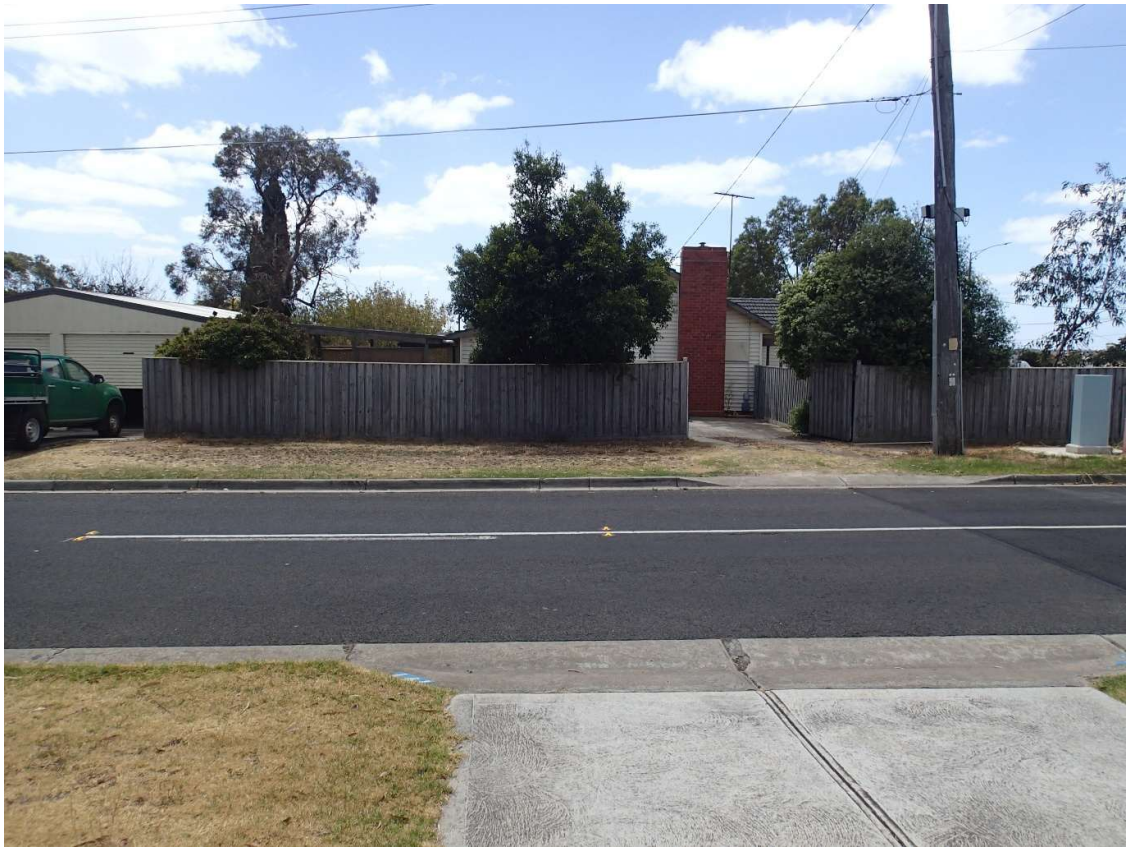
Fully cleared and with an existing house demolished, the vacant land used for development would be generally 'flat' with minimal undulation or contours. Well serviced with 2 street frontages, and access points, rear northerly aspect also being ideal for backyard and rear living areas.

Refer to the Plan Set and land survey attached for further information.

The design response assessment has investigated and developed a proposal for the site.

Site photos have been taken from on-site investigations:

South Boundary Felix Street– SITE 267 Torquay Rd (Existing Garage/Shed and cross over)



South Boundary Felix Street - SITE 267 Torquay Rd (Existing Dwelling and 2nd cross over/carparking)

South Boundary Felix Street - SITE 267 Torquay Rd (Existing Dwelling and 2nd cross over/carparking)

East Boundary Torquay Road - SITE 267 Torquay Rd (Existing Dwelling)

East Boundary Torquay Road - SITE 267 Torquay Rd (Existing Dwelling and Adjoining 6m wide grass reserve neighbour to the north)

South Boundary Felix Street Adjoining Neighbour - SITE 267 Torquay Rd boundary to west neighbour (Existing commercial use laneway/driveway access to Westpeak NDIS support services commercial use property and carparking access route) Note: The large sealed carpark this access drive leads to forms the northerly adjoining neighbour – being carparking then the commercial use office building.

South Boundary Felix Street – Adjoining Site 2 Felix Street (Existing Commercial enterprise laneway/driveway access to large carparking hardstand and office building for NDIS support services)

South Boundary Felix Street – Adjoining Site 4 Felix Street (Existing Unit Development – Brick veneer side by side type construction with shared central wall and roof)

South Boundary Felix Street – Adjoining Site 4 Felix Street (Existing Unit Development – Brick veneer side by side type construction with shared central wall and roof)

Opposite SITE 267 Torquay Rd – Felix Street photo

Looking South Felix Street and Torquay Road Corner Unit Development – 269 unit1 Torquay Rd (Existing Unit Development – Weatherboard dwelling facing Torquay Road with 1800 high paling fence to Felix street and metal gates/cross over)

Opposite SITE 267 Torquay Rd – Felix Street photo

Looking South Felix Street and Torquay Road Corner Unit Development– 269 Torquay Rd unit1&2 (Existing Unit Development – Weatherboard dwelling unit 1 facing Torquay Road and Brick veneer unit 2 facing Felix street)

Opposite SITE 267 Torquay Rd – Felix Street photo

Looking South Felix Street and Torquay Road Corner Unit Development – 269 unit2 Torquay Rd (Existing Unit Development – Brick Veneer dwelling facing Felix Street with cross over and driveway onto Felix street immediately adjacent unit 1 driveway and cross over)

Westerly SITE 267 Torquay Rd – Felix Street photo

Looking South Felix Street– 1 Felix Street (Existing Dwelling – Brick veneer and tile roof residence with concrete driveway and cross over)

DESIGN RESPONSE

267 Torquay Road, Grovedale, Victoria

1. Site Context and Strategic Planning Considerations

The subject site is located at **267 Torquay Road, Grovedale**, within an established urban area identified as suitable for **infill residential development** in accordance with the strategic planning objectives for the **Greater Geelong municipality**. The proposal responds to the policy direction encouraging consolidation within serviced residential areas to support sustainable urban growth and efficient land use.

The surrounding locality demonstrates an established pattern of **incremental subdivision and low/medium-density infill development**, where larger residential lots have progressively been redeveloped into smaller allotments accommodating contemporary housing forms. This development pattern reflects the preferred neighbourhood character of the area, which supports efficient use of underutilised land within existing residential neighbourhoods while maintaining proximity to services, transport networks and community infrastructure.

This proposal has been prepared with regard to the **Townhouse and Low-Rise Code (up to three storeys)** and the relevant planning scheme provisions governing residential development.

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2. Existing Site Conditions

The site is currently occupied by a **dilapidated single dwelling and associated outbuildings**, including a garage and ancillary structures, which are proposed to be demolished as part of the redevelopment process. Existing vegetation on the site is limited and largely consists of lawn areas and minor plantings of low significance.

The site occupies a **corner allotment**, providing advantageous access and visibility from both Torquay Road and Felix Street. The site also benefits from a **northerly orientation**, allowing for favourable solar access to private open spaces and rear facing internal living areas.

The topography of the site is relatively **flat with minimal gradient**, enabling accessible dwelling design and supporting the integration of **Liveable Housing Design Standards (LHDS)** within the proposed development and dwelling design detail.

Land uses adjoining the site include:

- **North:** Commercial land accommodating the WestPeak NDIS Support Services office and associated car parking area.
- **West:** A vehicle access laneway servicing the adjoining commercial property, which functions as the sole access to that site. (Westpeak NDIS Support Services)
- **Further west:** An existing residential ‘side by side’ unit development.
- **East and South:** Established residential development and additional low/medium-density housing.

A **6-metre wide grass reserve** exists along the northern edge of Torquay Road, providing additional separation between the site and the adjoining commercial use.

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3. Neighbourhood Character

The surrounding neighbourhood contains a mix of **detached dwellings and low-scale multi-dwelling developments**, including several unit developments located within the immediate vicinity of the subject site.

A notable characteristic of these developments is the presence of **individual dwellings with direct street frontage**, often incorporating integrated garages and side-by-side built form arrangements. These developments typically feature minimal setbacks between adjoining units and, in some cases, shared wall construction.

Importantly, the prevailing development pattern avoids concealed or internalised dwellings and instead promotes **active street frontages and clear individual dwelling identity**, contributing positively to the streetscape.

Architectural materials commonly observed within the area include **brick, weatherboard cladding and metal or tile roofing**, which collectively inform the material palette adopted within the proposed development.

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4. Development Proposal

The proposal seeks approval for the **redevelopment of the site with four single-storey dwellings**, designed to respond to both the physical attributes of the site and the surrounding neighbourhood character.

Each dwelling is designed as an **individually identifiable residence with its own street frontage**, eliminating the need for shared internal driveways, common property areas or owners corporation arrangements. Upon completion, the development will comprise **four separate residential lots**, each functioning independently within the established residential environment.

The dwellings incorporate a mix of **two-bedroom and three-bedroom layouts**, providing housing diversity suited to a range of potential occupants including small families, downsizers, couples and individuals or working from home flexibility.

Internal layouts prioritise **open-plan living areas with direct connection to north-facing private open space**, supporting indoor-outdoor living and maximising solar access to primary living zones.

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5. Design and Built Form

The built form has been carefully designed to ensure compatibility with the surrounding streetscape. While the planning controls permit development up to three storeys, the proposal adopts a **single-storey built form**, reflecting the predominant scale of existing development within the area and minimising visual bulk.

All dwellings have been designed to comply with **liveable Housing Design Standards**, enabling improved accessibility and adaptability for occupants with varying mobility needs over time.

Each dwelling includes:

- Integrated garages beneath the primary roofline
- Direct internal access from the garage
- Functional and adaptable floor plans
- Private open space with northern solar orientation

This design approach supports both **long-term housing flexibility and improved accessibility outcomes**.

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6. Architectural Character and Materials

The architectural design has been developed to reflect and complement the existing built character of the area while introducing contemporary residential design elements.

External materials proposed include:

- Face Brick masonry (+Some premium rendering)
- Weatherboard cladding
- Corrugated Colorbond metal roofing

These materials are consistent with those widely used within the surrounding neighbourhood and contribute to visual integration with the existing built environment.

To avoid repetitive or monotonous housing forms, the design incorporates:

- Varied rooflines and building forms and scale
- Alternating and mixed façade materials
- Differing architectural expressions between dwellings

This approach ensures each dwelling maintains **individual architectural identity while contributing to a cohesive streetscape outcome**.

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7. Streetscape and Landscape Design

Given the prominent **corner location and extensive street frontage**, the proposal places strong emphasis on streetscape integration and landscape enhancement.

Front fencing has largely been avoided in order to maintain an **open and visually permeable streetscape**, allowing the architectural façades of the dwellings to positively contribute to the public realm.

The landscape strategy introduces **multiple canopy trees along both street frontages**, creating a green interface between the development and the surrounding streets.

These plantings provide several environmental and urban design benefits, including:

- Improved urban tree canopy coverage
- Reduced urban heat island effects
- Habitat creation
- Improved air quality
- Reduced stormwater runoff

Plant species have been selected with consideration for the **coastal climatic conditions of the region**, prioritising drought-tolerant and low-maintenance native vegetation.

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8. Access, Parking and Traffic

Vehicle access arrangements have been designed to prioritise safety and minimise impacts on surrounding transport infrastructure.

The development utilises **existing crossovers along Felix Street where possible**, reducing the need for additional access points and limiting vehicle interaction with Torquay Road, which is located within a **Transport Zone**.

A single **new crossover is proposed along the northern position of the Torquay Road frontage** to provide access to Residence 4. This location has been selected as it provides the greatest separation from the intersection with Felix Street and avoids conflicts with existing infrastructure within the nature strip.

The site layout has been designed to allow **forward vehicle entry and exit movements**, which is particularly important for properties accessing a Transport Zone road. Safety is prioritised with this type of vehicle access movements on and off the property.

The development requires **only one new crossover along the Torquay Road frontage**, representing a minimal impact outcome given the provision of four dwellings.

It is noted that in May 2026 council engineering department changed the initial cross over proposal to 3 cross overs on Felix street instead of the 2 cross over initial design response. This change has been demonstrate on the amended plans May 2026 to match council requests.

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9. Subdivision of the Site Development

The application also includes a proposal to **subdivide the site into four individual lots**, corresponding with each proposed dwelling.

This subdivision pattern reflects the **established development pattern within the surrounding area**, where larger allotments have been subdivided to accommodate low/medium-density housing.

Each lot is designed to function independently with:

- Direct street frontage
- No common property requirements
- No owners corporation arrangements

The subdivision layout has been prepared in accordance with the relevant **Clause 55 and Clause 56 planning provisions**, with easements provided to ensure efficient servicing of each lot.

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10. Conclusion

The proposed development represents a **well-considered infill housing outcome** that responds positively to the strategic planning objectives for the area and the physical characteristics of the site.

The proposal will:

- Redevelop an underutilised site within an established urban area
- Provide four high-quality dwellings suited to a range of household types
- Contribute positively to the streetscape through thoughtful architectural design and landscaping
- Maintain compatibility with the existing neighbourhood character
- Seek the preferred character of the area being infill type residential development
- Improve the visual and environmental quality of the site

Overall, the proposal delivers an **appropriate and sustainable residential development outcome**, consistent with the planning objectives for the area and the provisions of the relevant planning controls.

Further detail is provided within the **attached architectural drawings and planning documentation**.

Refer to the Plan Set attached

WRITTEN STATEMENT

The Design response has followed all the standards and objectives of clause 55 to create an attractive and beneficial development within the existing build up area.

The proposed design draws on the existing character of the area suppling infill development within the existing established residential area, utilizing similar materials, scale and development layout features.

It is deemed that a permit should be granted to construct these dwellings on the residential land for infill development of the site within close proximity of the existing surrounding infrastructure, services and community facilities.

Requirements have been demonstrated and met in providing modern, attractive, lifestyle homes for the area. The homes are of high energy efficiency exceeding a 7star construction standard, compared to the existing aging and dilapidated existing single dwelling on a larger underutilized lot.

Refer to the Plan Set attached for all further information and detail.

Refer to the Clause 55 and 56 Assessments Reports attached for this detail.

SERVICES

All services are available to be connected to the vacant land.

All services are installed as per the previous existing residence for re alignment and connection.

Refer attached service location maps from the relevant authorities.

DIAGRAMS

Shadow Diagrams	Proposed dwelling complies to shadowing requirements. Single level homes and boundary walls less than height standards/requirements are proposed.
Overlooking Diagrams	Proposed dwelling complies to overlooking requirements. No overlooking – All FFL less than 800mm from the NGL of existing boundaries with 1800 high fences proposed.
Landscaping	There is no significant existing vegetation or trees on the site, the site is to be cleared to create a vacant site. No retention of any existing trees to this site. For all planting and landscape layout refer; Landscape Layout Plan and Canopy Tree Plan sheet 13 New Canopy Trees plantings are proposed to the site. Canopy Trees replace the existing canopy tree located at the access to the existing sewer and stormwater easement.

NATHERS ENERGY REPORT

The Dwellings to meet the building regulation requirements of 7star energy rating with the latter building permit requirements for construction. The working drawings will be endorsed for building permit for compliance of 7star.

ARBORIST REPORT and Clause 52.37

An arborist report has been engaged for site assessment and provided for this application by Future Tree Health – Refer to the attached tree report.

The development will not retain any trees or shrubs existing on the site. There are no existing trees surrounding the site on nature strips or adjoining for the site construction for tree protection zones.

There are no tree protection zones required for this development, as there are no trees on the development construction site or existing on the nature strips.

There are no existing trees on site to be managed or protected during construction.

There are no existing nature strip trees existing on both Torquay Rd or Felix Street frontages, to be managed or protected during construction.

The arborist report has identified existing tree 6 as a canopy tree in consideration of existing height under clause 52.37 (Canopy Trees) therefore this application seeks planning permit to include the removal of tree 6 and its replacement with 6 new canopy trees on the site.

CLAUSE 52.37 (Canopy Trees)

Tree 6 is located greater than 6m from street frontages, at the rear northwest corner of the site.

As a planning permit application for one or more dwellings, permission is sought to remove this tree for the development of the site within this application for infill development. The development of the site proposed will better the existing conditions positively by replacing 1 existing canopy tree with 6 new canopy trees.

Replacement Canopy Trees:

Replacing the existing canopy tree with significantly more canopy trees and site canopy coverage will greatly enhance the canopy tree cover to the site. The proposed canopy trees detailed on sheet 13 provide a greater than 10% canopy coverage onto the site area. This contributes a positive outcome to reduce the impacts of urban heat on human health and wellbeing and enhance the general area with natural vegetation visually softening the urban landscape and streetscapes.

Existing Tree Type:

The existing tree 6 type to be removed ‘yellow gum’ is not an appropriate planting to the Grovedale location as per ‘Which Tree Where’ resource tool. This tree would be better located in another region, whilst replacement with appropriate canopy trees matching the Grovedale environmental area would be beneficial to the future urban landscape.

Proposed Tree Type:

The proposed canopy trees ‘Tristaniopsis Laurina’ are better suited to the environment and region of Grovedale. The tree type is a featured choice as per the ‘Which Tree Where’ resource tool. Providing not just a singular tree replacement, rather a total of 6 canopy trees will enhance the area whilst being the best choice for the location.

Existing Tree position:

The existing tree 6 is currently inappropriately planted at the location of easement access for services to the site. The tree 6 should not have been planted in this position and should be removed and replaced with better suited canopy tree/s to this site conditions and environment.

Streetscape:

The 6 proposed canopy trees to replace the rear northwest corner tree 6 are majority located to the streetscape to not only provide canopy benefits, but also enhance the visually streetscape of the development and general area for the years to come. The streetscape will feature prominent canopy trees that will enhance the public view and region of Grovedale. Considering this site also has no nature strip trees located on either frontage, the proposed trees we greatly enhance the public view, streetscape and environmental within the built up area.

Council LPOD stormwater easement:

Tree 6 is required to be removed as per council engineering department nomination of Legal Point of Discharge. Tree 6 is restricts access to use the existing council stormwater easement servicing the land and should be removed. Removal will allow access to the northwest corner easement linking the site to the council stormwater infrastructure and nominated LPOD. The tree 6 would also breach policy for tree planting on or in proximity to council assets and easements.

Barwon Water Sewer Easement:

Tree 6 is required to be removed as per existing Barwon Water Sewer easement. Tree 6 is restricts access to use the existing legal easement servicing the land and should be removed. Removal will allow access to the northwest corner easement linking the site to Barwon Water Sewer infrastructure and assets. The tree 6 would also breach policy for tree planting on or in proximity to Barwon Water assets and easements creating risk to damage of pipes and services.

Outcome:

The removal of tree 6 is sought and required for 267 Torquay Road for all of the above merits, whilst an enhancement is proposed with 6 new canopy trees better suited to the location at better planting positions on site.

ASSESSMENT DOCUMENTS – Clause 55 and 56

CLAUSE 55 – Townhouse and Low-Rise Code (up to 3 storeys)

The proposed dwellings have been designed to meet clause 55 requirements.

All standards or objectives have been met or exceeded.

Refer to the Clause 55 – Townhouse and Low-Rise Code assessment attached to this application.

CLAUSE 56 – Subdivision

The proposed dwellings have been designed to meet clause 56 requirements.

All standards or objectives have been met or exceeded.

Refer to the Clause 56 – Subdivision assessment attached to this application.

ATTACHMENTS

APPLICATION FORM

Refer to the Planning Application form attached.

ARCHITECTURAL DRAWINGS

Refer to the Architectural Drawings Plan Set attached.

REPORT ATTACHEMENTS

Clause 55 Assessment Document

Clause 56 Assessment Document

STORM report Assessment Document

Future Tree Health – Tree Assessment Report

Additional attachments, Planning Report, Barwon Water Sewer and Water, COGG drainage, site survey and re-establishment, underground water tank diagram, landscape plan.

TITLE

Refer to the Copy of Title and Register of Search document attached.

Thankyou

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

Date: 18 February 2026 – amended May 2026 Council RFI
Application Address:

267 Torquay Road Grovedale

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

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** Refer Site Plans The site is located on a corner lot and the front setback of 6M metres meets the setback of the adjoining building/is the lessor setback. The side setback is 3M metres. The front wall of the development fronting the side street is setback 3M metres which meets the setback of the adjoining building facing the side street/is the lessor setback. Refer Pre-Application Meeting Setbacks instructed to be at: - 6m Torquay Road - 3M Felix Street	**Plan Reference**	**Right of Appeal** No, standard met

	Table B2-1 Street setback **Development context** / **Minimum setback from front street** / **Minimum setback from a side street** There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. — The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser. — Not applicable There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. — The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. — Not applicable There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. — 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. — Not applicable The site is on a corner. — 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 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.			
55.02-2 Building height objective To ensure that the height of buildings responds the existing or preferred neighbourhood character.	**Standard B2-2** The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. 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	**Deemed to Comply** Refer Elevations Plan The maximum building height applicable to the site is 10m metres and 3 storeys at any point (excluding a basement). The proposed maximum building height of 5.2 metres meets the standard/mandatory building height/storeys requirement of the ZONE.	**Plan Reference**	**Right of Appeal** No, standard met

	building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.			
55.02-3 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	**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: • 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.	**Deemed to Comply** Refer Site Plans and Elevations 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.	**Plan Reference**	**Right of Appeal** No, standard met Yes, standard varied

Diagram B2-3.1 Side and rear setbacks

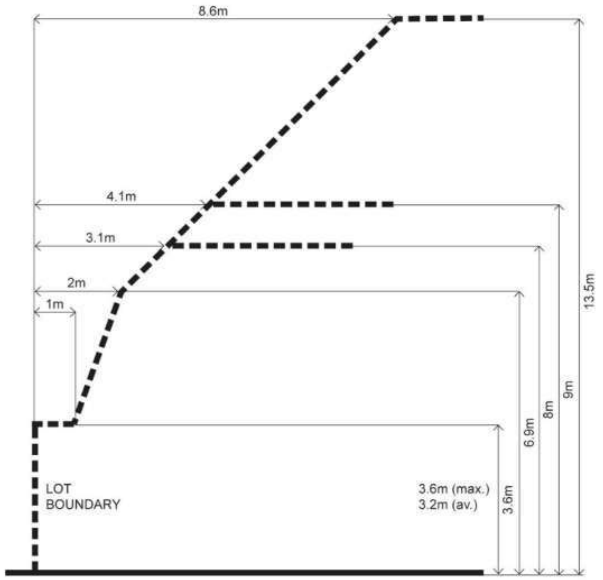
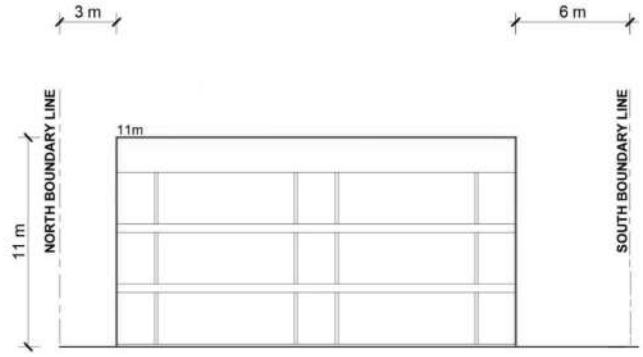


Diagram B2-3.2 Side and rear setbacks



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 abutting a higher existing or simultaneously constructed wall.	**Deemed to Comply** Refer Site Plan Detail and Elevations The proposed House1 brick wall on the West boundary extends for a discontinuous length of 13.7 metres, has an average height of 3.15 metres, and a maximum height of 3.2 metres. There are no carports proposed to be on or within 1 metre of a side or rear boundary. The proposed house4 Garage brick wall on the North boundary extends for a length of 7.41 metres, has an average height of 3.1 metres, and a maximum height of 3.2 metres. **Variation** The proposed wall on or within 200mm of the West boundary extends for a length of 13.7 metres, has an average height of 3.15 metres, and a maximum height of 3.2 metres. This wall exceeds the requirements of the Standard. In support of the variation, the following has been considered: • No relevant neighbourhood character objective, policy or statement set out in this scheme – none specified for this land (refer GRZ1 schedule 1 • Refer design response written report. • The extent to which walls on boundaries are part of the neighbourhood character is common including shared boundary walls to the adjoining unit development to the west.	**Plan Reference**	**Right of Appeal** No, standard met Yes, standard varied

		Also opposite side of the road to the south has walls on boundary. • No impact on the amenity of existing dwellings or small second dwellings being none adjoining, having abutment to a laneway/driveway access only – not land used or able to be used for a dwelling. • The orientation of the boundary that the wall is being built on is west, with no shadowing implications onto other buildings or private open space – abuts land only able to be used and is used as driveway laneway access to land locked commercial property. • The width of the lot requires boundary walls to facilitate designs to fit and maximise private open space outcomes. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall is attributed to the gutter on top of wall design. • The west wall abuts a side lane which is access only land use with driveway to a landlocked rear commercial use property and associated large carpark. • There is no need to increase the wall height to screen a box gutter as proposed, with gutter on top of wall design minimising heights and maintaining maximum height under 3.2m		
55.02-5 Site coverage objective To ensure that the site coverage responds to the existing or	**Standard B2-5** The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to a zone; or	**Deemed to Comply** Refer Site Context Plan	**Plan Reference**	**Right of Appeal** No, standard met

<table>
<tr>
<td>preferred neighbourhood character and responds to the features of the site.</td>
<td>
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>
</td>
<td>The maximum site coverage specified for this site is 69 percent as per Table B2-5.
The proposed site coverage of buildings is 58 percent of the site, which meets the standard.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55.02-6 Access objective
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</td>
<td>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
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.</td>
<td>Deemed to Comply

Refer Site Context Plan

EAST – Torquay Road
A total of 22% of the East Site frontage is taken up with vehicle crossings, which complies with the standard for this site with a street frontage of 18.92 metres.

The number of access points to a road in a TRZ2 has increased by 1 from none existing, added to access the lot 4 from Torquay Rd. The access from the transport zone has been designed for Forward vehicle entry and exit from the site.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No, standard met</td>
</tr>
</table>

		The location of the vehicle crossover or accessway does not encroach more than 10% into the TPZ of a existing street tree. WEST – Felix Street A total of 32% of the Felix Site frontage is taken up with vehicle crossings at 10.5m total, which complies with the standard for this site with a street frontage of 32.44 metres and 40% maximum requirement being 12.9m The number of access points to a road in a TRZ2 or TRZ3 has not increased, Felix Street is not a transport zone. The number of crossovers did not increase as initially designed, as 2 existing crossovers already exist as the existing conditions of the site, roughly in the same positions as the initial proposed 2 crossovers. Council engineering department has instructed the change from 2 total crossover to 3 total crossover for Felix Street as per letter dated 8 May 2026. There would be no significant reduction in on street parking with existing street parking still available when considering there was similar crossover width to the street existing vs proposed. The location of the vehicle crossovers does not encroach more than 10% into the TPZ of a existing street tree.		
55.02-7 Tree canopy objective To provide tree canopy that	**Standard B2-7** Provide a minimum canopy cover as specified in Table B2-7.1.	**Deemed to Comply** Refer Canopy Tree Plan sheet 13 Refer landscape Plan	**Plan Reference**	**Right of Appeal** No, standard met

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	**Table B2-7.1 Canopy cover** **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.	There are adequate areas available on site to allow for tree planting which will complement the landscape character of the area. The site is 859 sqm in area and a total of 10% of the site or 85.9 sqm has been set aside for canopy cover using the planting of tree type A to meet the canopy coverage required. The tree type is 'Tristaniopsis Laaurina (Water Gum/Kanooka) which is supported by the assessment tool 'Which Tree Where' .com.au for the Grovedale area and conditions. An appropriate landscaping plan has been submitted for assessment, as well as a Canopy tree detail of canopy and soil areas sheet 13. Calculations Total of 6 canopy trees have been planted within the landscape design exceeding the minimum requirements of tree type A. 6 trees = 101 sqm canopy cover (12%) 10% of site = 85.9 sqm Outcome = proposed canopy cover of clear ground on title unobstructed by buildings exceeds the minimum requirements of 10% Trees to front setbacks exceed standard with multiple trees to the front setbacks. An area of deep soil is provided to all 6 proposed canopy trees and shown on the canopy tree plan sheet 13.		

	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.	The Tree to be removed under Clause 52.37 refer to the planning written report under heading Clause 52.37		
55.02-8 Front Fences To encourage front fence design that responds the	**Standard B2-8** A front fence within 3 metres of a street is: • The maximum height specified in a schedule to the zone, or	**Deemed to Comply** **Not Applicable** No front fence is proposed as part of this permit application.	**Plan Reference**	**Right of Appeal** No, standard met	

<table>
<tr>
<td>existing or preferred neighbourhood character.

.</td>
<td>
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>
</td>
<td></td>
<td></td>
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</table>

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** Developments include at least: • 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	**Deemed to Comply** **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** Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • 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.	**Deemed to Comply** Refer Site Context Plan **Not Applicable** No accessway proposed, dwellings have individual/independent driveways and carparks. Driveway car parking space is used exclusively by the resident of the associated building with the front façade habitable room window exceeding all standards – no common property / accessways	**Plan Reference**	**Right of Appeal** No

55.03-3 Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents	**Standard B3-3** Where a development fronts a street, a vehicle accessway or abuts public open space: • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.	**Deemed to Comply** Refer Site Context Plan and Floor Plans The development is designed to provide passive surveillance of Felix Street and Torquay Road through a direct view from a balcony or habitable room from dwellings Master Bedroom and/or Front Door entry. The total cumulative width of site services within 3m of a street is 0 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. Lighting is provided to all external accessways and paths with sensor lighting. Mailboxes are provided for each dwelling at the street front access. 'MB'	**Plan Reference**	**Right of Appeal** No
55.03-4 Entry objective 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.	**Standard B3-4** **Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings** Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • 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.	**Deemed to Comply** Refer Floor Plans and Site Plans Each dwelling/residential building has a direct line of sight from the street, is not accessed through a garage and has an external covered area exceeding 1.44sqm with a minimum dimension of 1.2m over the door entry.	**Plan Reference**	**Right of Appeal** No

	Apartment development and residential building with a shared entry An apartment development and each residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation.			
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. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone:	**Deemed to Comply** Refer Site Context Plan There is no area specified in a schedule to the zone – none specified. An area of 25 square metres min of secluded private open space with a minimum dimension of 3 metres with direct access from a living room/dining area/kitchen has been provided for all dwellings within the fenced yard area at ground level. An additional 1.5 square metres to the SPOS is not required for a cooling/heating unit as sufficient space is located outside of the SPOS for all dwellings to locate a cooling/heating unit/s.	**Plan Reference**	**Right of Appeal** No

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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.

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.
Where ground level private open space is provided, an area for clothes drying is provided.
Table B3-5 Private open space for a balcony
<table>
<tr><th>Orientation of dwelling</th><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr>
<tr><td>North (between north 20 degrees west to north 30 degrees east)</td><td>All</td><td>8 square metres</td><td>1.7 metres</td></tr>
<tr><td>South (between south 30 degrees west to south 20 degrees east)</td><td>All</td><td>8 square metres</td><td>1.2 metres</td></tr>
<tr><td>Any other orientation</td><td>Studio or 1 bedroom dwelling</td><td>8 square metres</td><td>1.8 metres</td></tr>
<tr><td></td><td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr>
<tr><td></td><td>3 bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr>
</table>
</td>
<td>Clothes drying has been provided in the ground level private open space of all dwellings via a wall or fence mounted fold out clothes line.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
<td>Deemed to Comply

Refer Site Plans and Site Context Plan

All proposed secluded private open space receives adequate solar access from north.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

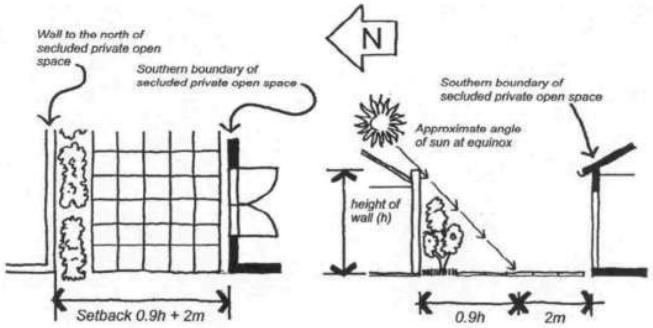
<table>
<tr>
<td></td>
<td>Diagram B3-6 Solar access to open space
 
</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55.03-7
Functional layout objective
To ensure dwellings provide functional areas that meet the needs of residents.</td>
<td>Standard B3-7
Bedrooms:
• Meet the minimum internal room 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>
Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</td>
<td>Deemed to Comply

Refer Floor Plans

All dwellings are 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.

An additional area of 0.8 square metres has been provided to accommodate a wardrobe to all bedrooms.

All 2 or more bedroom dwellings are provided with a living area (excluding dining and kitchen areas) with an internal room width of not less than 3.6m and area of not less than 12 square metres.

Refer Sheet 14</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

	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			
55.03-8 Room depth objective To allow adequate daylight into single aspect habitable rooms.	**Standard B3-8** 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. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • 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. In Clause 55.03-8, a single aspect habitable room is a habitable room with windows on only one wall	**Deemed to Comply** Refer Floor Plans and Elevations The minimum proposed single aspect habitable room ceiling height is 2.55 metres requiring a maximum room depth of not more than 6.3 metres. The maximum room depth is none – not applicable as there are no single aspect habitable rooms exceeding 6.3m for all dwellings floor plans.	**Plan Reference**	**Right of Appeal** No

55.03-9 Daylight to new windows objective To allow adequate daylight into new habitable room windows.	**Standard B3-9** **Dwelling (other than a dwelling in or forming part of an apartment development)** 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	**Deemed to Comply** Refer Floor Plans All habitable room windows are located on an external wall. All habitable room windows face: • 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.	**Plan Reference**	**Right of Appeal** No

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. **Dwelling in or forming part of an apartment development** At least 40 per cent of 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** Refer Floor Plan diagram sheet 14 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**	**Right of Appeal** No

<table>
<tr>
<td>55.03-11 Storage objective
To provide adequate storage facilities for each dwelling.</td>
<td>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.

Dwelling in or forming part of an apartment development
Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.
Table B3-11 Storage
<table><tr><th>Dwelling type</th><th>Total minimum storage volume</th><th>Minimum storage volume within the dwelling</th></tr><tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr><tr><td>1 bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr><tr><td>2 bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr><tr><td>3 or more bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr></table></td>
<td>Deemed to Comply

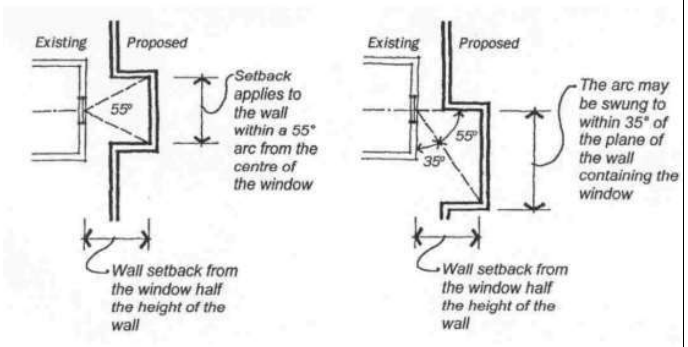
Refer Site Context Plan and Floor Plans

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

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 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a 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 windows objective To allow adequate daylight into existing habitable room windows.	**Standard B4-1** Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. 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** 	**Deemed to Comply** Refer Site Plans The required light court of 3 square metres with a minimum dimension of 1 metre clear to the sky has been achieved and all windows have access to the required level of daylight. **Not Applicable** There are no existing habitable room windows opposite the proposed buildings that require consideration.	**Plan Reference**	**Right of Appeal** No, standard met

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.	**Deemed to Comply** Refer Site Plans **Not Applicable** There are no north facing habitable room windows on abutting lots that require consideration.	**Plan Reference**	**Right of Appeal** No, standard met

Diagram B4-2.1 North-facing windows

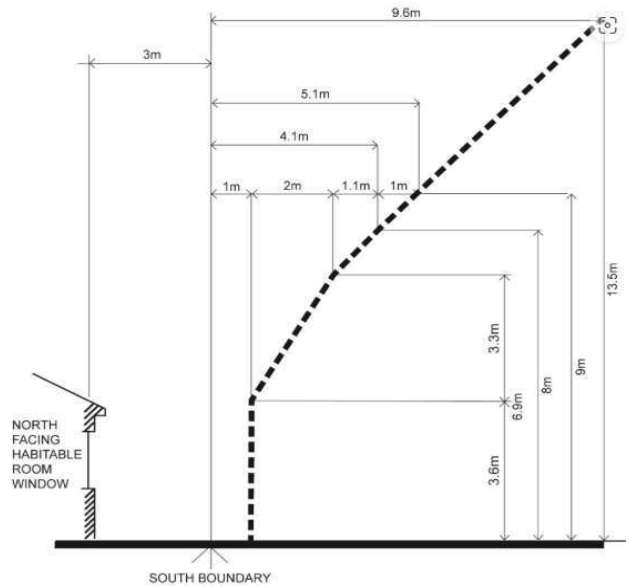
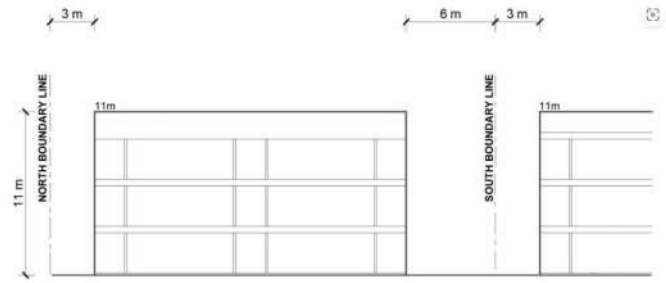
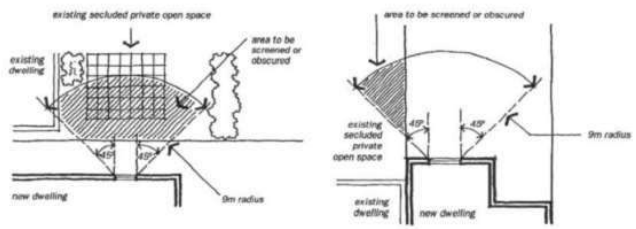


Diagram B4-2.2 North-facing windows



55.04-3 Overshadowing secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	**Standard B4-3** The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced	**Deemed to Comply** Refer Site Plans **Not Applicable** There is no secluded private open space on adjoining land that requires consideration. West Adjoining land is a laneway driveway access to a commercial use property/carpark. North Adjoining land is a large carpark servicing the adjoining commercial use property.	**Plan Reference**	**Right of Appeal** 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. 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	**Deemed to Comply** Refer Site Plans **Not Applicable** There are no habitable room windows or secluded private open space on adjoining land that require consideration.	**Plan Reference**	**Right of Appeal** No, standard met

	a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins. 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. Screens used to obscure a view should be: • 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. 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.			

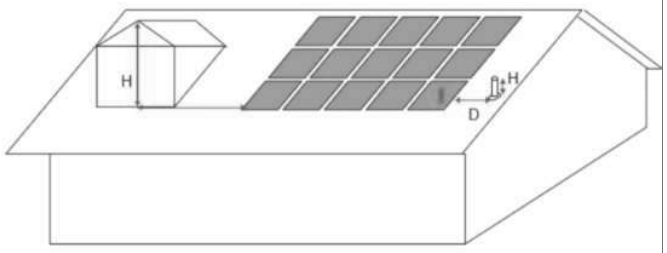
	Diagram B4-4 Overlooking 			
55.04-5 Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	**Standard B4-5** In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, 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: • 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. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction.	**Deemed to Comply** Refer Site Context Plan The development is designed to meet the requirements of the standard with overlooking into proposed secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of: 1800 high boundary fences and ground level homes with FFL less than 800mm at base of all boundary fences. **Not Applicable** There is no proposed internal overlooking that require consideration.	**Plan Reference**	**Right of Appeal** No

	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			

55.05 Sustainability

55.05-1 Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off 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	**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 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.	**Deemed to Comply** Refer Site Context Plan The site retains 31 per cent permeability, assisting in on site stormwater filtration. A STORM report has been 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 Refer Blue Factor Certificate / Report attached	**Plan Reference**	**Right of Appeal** No

55.05-2 Overshadowing domestic solar energy systems 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	**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 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.	**Deemed to Comply** Refer Site Plans **N/A** There are no existing domestic solar energy systems on adjoining buildings that require consideration.	**Plan Reference**	**Right of Appeal** No, standard met
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** Refer Elevations 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 north, west or east. • Is positioned on the top two thirds of a pitched roof. • Is an contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D)	**Plan Reference**	**Right of Appeal** No

<table>
<tr>
<td></td>
<td>
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.
</td>
<td>from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55.05-4 Solar protection to new north facing windows objective
To encourage external shading of north facing windows to minimise summer heat gain</td>
<td>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.</td>
<td>Deemed to Comply

Refer Floor Plans

North facing windows are shaded by fixed horizontal shading devices (pre fab solar eave) with a minimum horizontal depth of 0.51 metres being 0.25 x the window height of 2.05 metres. (Dwelling 3 has existing eave over north facing windows)</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

<table>
<tr>
<td>55.05-5 Waste and recycling objective
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.</td>
<td>Standard B5-5
Dwelling (other than a dwelling in or forming part of an apartment development)
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.
Table B5-5.1 Bin storage
<table>
<tr><th>Type of bin storage area</th><th>Minimum area</th><th>Minimum depth</th><th>Minimum height</th></tr>
<tr><td>Individual bin storage area for a dwelling.</td><td>1.8 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
<tr><td>Shared bin storage area for 3 dwellings or less.</td><td>5.4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
<tr><td>Shared bin storage area for 4 or more dwellings.</td><td>1 square metre per dwelling plus 4 square metres</td><td>0.8 metre</td><td>1.8 metres</td></tr>
</table>
If the development includes a shared bin storage area:
• The shared bin storage area:
– Is located within 40 metres of a kerbside collection point.
– Includes a tap for bin washing.
• There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.
Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.
Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</td>
<td>Deemed to Comply
Refer Site Context Plan
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.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>

Dwelling in or forming part of an apartment development

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

Table B5-5.2 Apartment bin storage

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
- A mechanical exhaust ventilation system.

A tap and drain is provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

<table>
<tr>
<td>55.05-6 Noise impacts objective
To minimise the impact of mechanical plant noise located in the development</td>
<td>Standard B5-6
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.</td>
<td>Deemed to Comply

Refer Plans

Not Applicable
There are no external noise sources that require consideration as part of this application.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
<tr>
<td>55.05-7 Energy efficiency for apartment dwellings
To achieve energy efficient dwellings and buildings.
To ensure dwellings achieve adequate thermal efficiency.</td>
<td>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 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>
Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</td>
<td>Deemed to Comply

N/A
This is not an apartment development.</td>
<td>Plan Reference</td>
<td>Right of Appeal
No</td>
</tr>
</table>