

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

Date of Plans Assessed: 18-08-2026

Application Address: 27 Wilsons Road, Newcomb

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.

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 The front setback for both units varies. The Garages are set back 6.3 and 6.2 but the front wall of the office is set back 5.5 which is less than the required 6.0m. However, as the Buildings are articulated we believe this will not be detrimental to the streetscape	Plan Reference Sht. 02	Right of Appeal Yes, standard varied
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	<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 a 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 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. </td></tr></table>	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.	Variation The Garages are set back 6.3 and 6.2 but the front wall of the office is set back 5.5 which is less than the required 6.0m. However, as the Buildings are articulated we believe this will not be detrimental to the streetscape	Sht. 02	
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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 Both Units are single storey and are well below the 7.5m height.	Plan Reference Sht. 02	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 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 Sht. 02	Right of Appeal No, standard met

Diagram B2-3.1 Side and rear setbacks

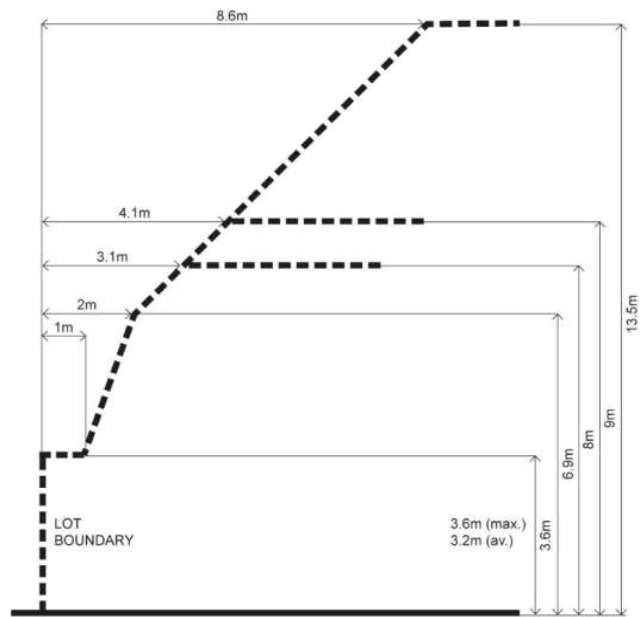
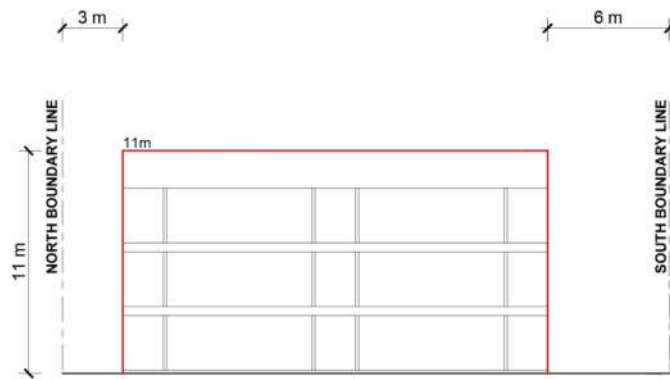


Diagram B2-3.2 Side and rear setbacks



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 The proposed wall on the North boundary extends for a length of 6.9 metres, has an average height of 2.9 metres, and a maximum height of 3.0metres. There are no carports proposed to be on or within 1 metre of a side or rear boundary.	Plan Reference Sht. 02	Right of Appeal No, standard met
55.02-5 Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and	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:		Plan Reference Sht. 02	Right of Appeal No, standard met

responds to the features of the site.	<table><tr><th colspan="2">Table B2-5 Site coverage</th></tr><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>	Table B2-5 Site coverage		Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone				
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55.02-6 Access objective To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	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.	Deemed to Comply Driveways are as per the CoGG recommendations. There are 2 access ways, each 3.5 m wide	Plan Reference Sht. 02	Right of Appeal No, standard met																
55.02-7 Tree canopy objective To provide tree canopy that responds to the neighbourhood character of the area and reduces	Standard B2-7 Provide a minimum canopy cover as specified in Table B2-7.1.	Deemed to Comply Adequate Areas are set aside for Canopy Trees Refer to the Preliminary Landscape Plan An appropriate landscaping plan has been submitted for assessment.	Plan Reference Sht. 02	Right of Appeal No, standard met																

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 <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			
Site area	Canopy cover									
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	Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements <table><tr><th>Tree type</th><th>Minimum canopy diameter at maturity</th><th>Minimum height at maturity</th><th>Minimum mature canopy cover</th><th>Tree in deep soil Area of deep soil</th><th>Tree in planter Volume of planter</th><th>Minimum depth of planter soil</th></tr><tr><td>A</td><td>4 metres</td><td>6 metres</td><td>12.6 sqm</td><td>12 square metres (min. plan dimension 2.5 metres)</td><td>12 cubic metres (min. plan dimension 2.5 metres)</td><td>0.8 metre</td></tr><tr><td>B</td><td>8 metres</td><td>8 metres</td><td>50.3 sqm</td><td>49 square metres (min. plan dimension 4.5 metres)</td><td>28 cubic metres (min. plan dimension 4.5 metres)</td><td>1 metre</td></tr><tr><td>C</td><td>12 metres</td><td>12 metres</td><td>113.1 sqm</td><td>121 square metres (min. plan dimension 6.5 metres)</td><td>64 cubic metres (min. plan dimension 6.5 metres)</td><td>1.5 metre</td></tr></table> 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.	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			
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55.02-8 Front Fences To encourage front fence design that responds the existing or preferred	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.	Deemed to Comply Not Applicable There are no Front Fences proposed for this Development	Plan Reference Sht. 02	Right of Appeal No, standard met																												

neighbourhood character.	Table B2-8 Maximum front fence height			
	Street context		Maximum front fence height	
	Streets in a Transport Zone 2		2 metres	
	Other streets		1.5 metres	

55.03 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 There are no habitable rooms near driveways	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 The development is designed to provide passive surveillance of Wilsons Road / a vehicle accessway / public open space through a direct view from a habitable room window from both dwellings Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and are located where applicable.	Plan Reference Sht. 02	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. Apartment development and residential building with a shared entry An apartment development and each residential building has:	Deemed to Comply Each Dwelling has covered Porch area of 1.44sqm with a minimum dimension of 1.2m over the door entry.	Plan Reference Sht. 02	Right of Appeal No

	• 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: • 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.	Deemed to Comply Each Dwelling has more than the required amount of Private Open Both Dwellings have 54.64 sq.m of PoS.	Plan Reference Sht. 02	Right of Appeal No

	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 rowspan="3">Any other orientation</td><td>Studio or 1 bedroom dwelling</td><td>8 square metres</td><td>1.8 metres</td></tr><tr><td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr><tr><td>3 bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr></table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 bedroom dwelling	12 square metres	2.4 metres			
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																							
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	2 bedroom dwelling	8 square metres	2 metres																							
	3 bedroom dwelling	12 square metres	2.4 metres																							
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 There are no walls on boundary on the northern side of the proposed Development. The nearest wall to south boundary is setback are approx.. 2.8m	Plan Reference Sht. 02	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> Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. <table><tr><th colspan="3">Table B3-7.2 Living area dimensions</th></tr><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr><tr><td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 sqm</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr></table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	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	Deemed to Comply 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. 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.	Plan Reference Sht. 03	Right of Appeal No
Bedroom type	Minimum width	Minimum depth																							
Main bedroom	3 metres	3.4 metres																							
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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 There are no single aspect Living areas. All Living areas have windows on two ore more sides	Plan Reference Sht. 03	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	Deemed to Comply All habitable rooms are provided with windows that are located on an external wall. They are all exposed to clear sky area. All have a min. area of 3 sq. m and a min. dimension of 1.0m not including land on abutting lot.	Plan Reference	Right of Appeal No

	• 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			
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	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. Refer to Breeze Path Plan on Sht. 12	Plan Reference Sht. 12	Right of Appeal No

	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.																		
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. 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>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	Deemed to Comply Each dwelling has been provided with exclusive access to 6 cubic metres of externally accessible, secure storage located in the garage of each dwelling. Refer to Sht. 03 with noted areas	Plan Reference Sht. 03	Right of Appeal No
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling																	
Studio	8 cubic metres	5 cubic metres																	
1 bedroom dwelling	10 cubic metres	6 cubic metres																	
2 bedroom dwelling	14 cubic metres	9 cubic metres																	
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																	
55.03-12 Accessibility for apartment	Standard B3-12 At least 50 per cent of dwellings in or forming part of an apartment development have:	N/A No apartments are proposed.	Plan Reference	Right of Appeal No															

developments objective

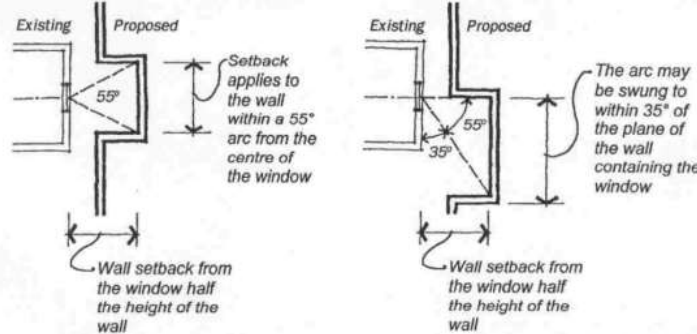
To ensure the design of dwellings meets the needs of people with limited mobility

- 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.

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 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.	Plan Reference	Right of Appeal 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.	Deemed to Comply There is a corner window on a neighbouring dwelling within 3.0m of the boundary, one part of the window face west and the other faces north. This window complies with Standard B4-2 as the proposed garage wall on the boundary is 1.4 m of the corner of this window. The new wall directly opposite this window is set back 1.7m from the boundary.	Plan Reference Shts. 09, 10 & 11	Right of Appeal No, standard met
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Diagram B4-2.1 North-facing windows

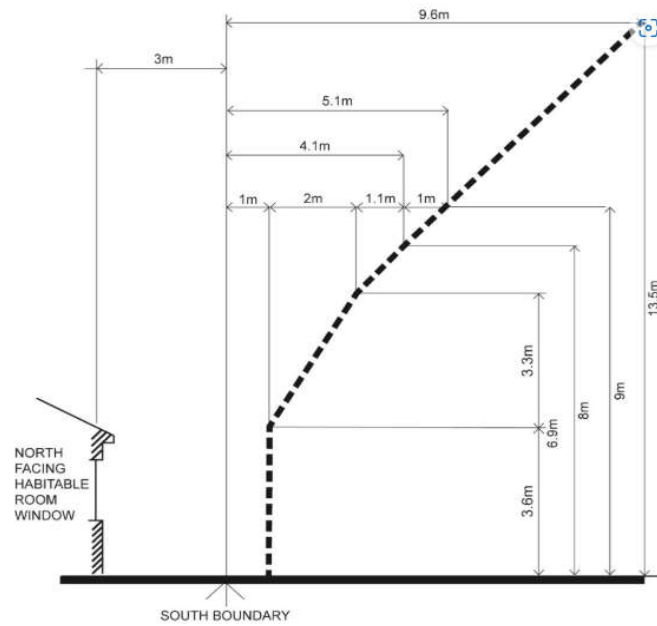
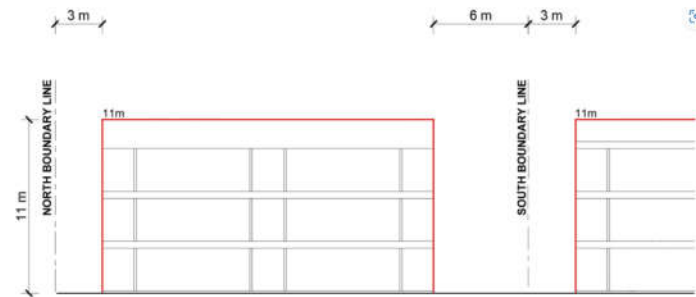
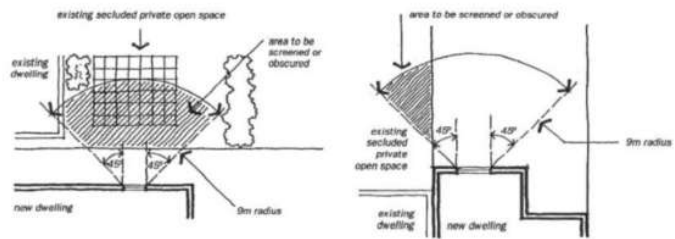


Diagram B4-2.2 North-facing windows



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 The extent of overshadowing associated with the proposed development is within the requirements of the standard as: There is no Secluded Private open Space within the shadow lines. There are two garages/sheds along the north boundary	Plan Reference Shts. 09, 10 & 11	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 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	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: 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

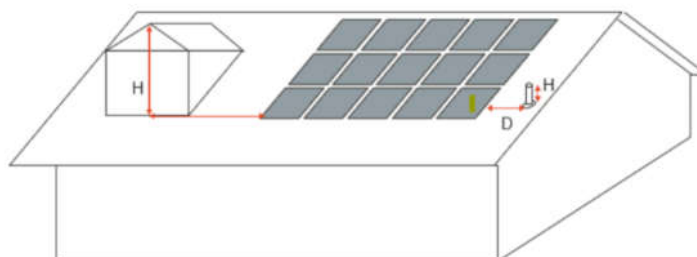
	• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent direct views, such as horizontal ledges or vertical 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 			
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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. 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	Deemed to Comply 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: Not Applicable There is no proposed internal overlooking that require consideration.	Plan Reference	Right of Appeal No
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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 The site retains 33.15 per cent permeability, assisting in on site stormwater filtration. A Bluefactor 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 to Storm Report and plans Sht. 02 and Sht. 11	Plan Reference	Right of Appeal No
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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 There is no existing domestic solar system on the adjoining building to the North and any future panels will not be impacted due to the low set nature of the Development.	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 The submitted plans demonstrate that each dwelling: • Has a minimum dimension of 1.7 metres. • Has a minimum area of 32.3 sqm in for Unit 1 and 34.0 sqm for Unit 2 in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned mostly 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	Plan Reference	Right of Appeal No

	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			
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 North facing windows are shaded by fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 600mm being 0.25 x the window height of 1.8 metres.	Plan Reference	Right of Appeal No										

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.	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.	Type of bin storage area	Minimum area	Minimum depth	Minimum height	Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres	Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres	Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres	Deemed to Comply 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. .	Plan Reference Sht. 02	Right of Appeal No
Type of bin storage area	Minimum area	Minimum depth	Minimum height																	
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres																	
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres																	
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres																	

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

55.05-6 Noise impacts objective To minimise the impact of mechanical plant noise located in the development	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.	Deemed to Comply 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	Plan Reference	Right of Appeal No																		
55.05-7 Energy efficiency for apartment dwellings To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	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><thead><tr><th>NatHERS climate zone</th><th>NatHERS maximum cooling load MJ/M² per annum</th></tr></thead><tbody><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></tbody></table> Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).	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	Deemed to Comply N/A This is not an apartment development.	Plan Reference	Right of Appeal No
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																					
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