

Clause 55 - Assessment Report



Project Address	11 Georgia Grove, Corio, VIC, 3214
Council	City of Greater Geelong
Proposal	Retention of the existing front dwelling and construction of new rear dwelling
Client	Lidija Kristo
Date	2026-07-20
Planning Scheme	City of Greater Geelong Planning Scheme

Standard	Is standard fully met?	Does an objector have a right of appeal?	Written assessment
Standard B2-1 Street setback (Clause 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. 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.	Yes	No	The dwelling at the front setback is existing and is retained. No front setback changes are proposed. Standard B2-1 is therefore satisfied on the basis that the existing street setback condition is unchanged.
Standard B2-2 Building height (Clause 55.02-2) Building height objective To ensure that the height of buildings respond to 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 building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.	Yes	No	The maximum building height is 5.4m. This is within the applicable height limit of 9m. The height responds to the surrounding context, which is characterised by mainly single-storey dwellings.

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Standard	Is standard fully met?	Does an objector have a right of appeal?	Written assessment
Standard B2-3 Side and rear setbacks (Clause 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.	Yes	No	Unit 2 is provided with a minimum side setback of 1.18 metres. Based on the applicable wall height, the proposed setback satisfies the requirements of Standard B2-3.1. The Villa includes wall sections constructed on the boundary and within 150mm of the boundary. In accordance with Clause 55, these wall sections are treated as walls on boundaries and have been assessed under Standard B2-4 rather than Standard B2-3. The proposed wall lengths and heights comply with the requirements of Standard B2-4.
Standard B2-4 Walls on boundaries (Clause 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 a 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	Yes	No	Villas open living area to be on the boundary. The boundary wall length is 9.31m. The wall height is at 3.16m average.

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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.			
Standard B2-5 Site coverage (Clause 55.02-5) Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site. Standard B2-5 The site area covered by buildings does not exceed: The maximum site coverage specified in a schedule to the zone; or If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.	Yes	No	The proposed site coverage is 41.58%. The development remains responsive to the site because The proposal satisfies the objective of the standard..
Standard B2-6 Access (Clause 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.	Yes	No	Existing crossover to remain, standard complied.
Standard B2-7 Tree canopy (Clause 55.02-7) Tree canopy objectives To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat. Standard B2-7 Provide a minimum canopy cover as specified in Table B2-7.1. 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.	Yes	No	The site area is 1022sqm. The required canopy cover is 20%, 204.4sqm. The proposal provides 204.55sqm of canopy cover. Canopy planting is supported by multiple deep soil planting areas across the site. Details as shown in plan. All canopy area calculated are only within the site boundary.

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Existing trees that are retained can be used in calculating canopy cover. Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements 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.			
Standard B2-8 Front fences (Clause 55.02-8) Front fences objective To encourage front fence design that responds to the existing or preferred neighbourhood character. Standard B2-8 A front fence within 3 metres of a street is: The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.	Yes	No	No front fence is proposed.
Standard B3-1 Dwelling diversity (Clause 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.	N/A	No, irrespective of whether the standard is met or not.	The development contains 2 dwellings. Standard B3-1 applies to developments of ten or more dwellings and is therefore not applicable to the proposal.
Standard B3-2 Parking location (Clause 55.03-2) Parking location objective To minimise the impact of vehicular 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.	Yes	No, irrespective of whether the standard is met or not.	Habitable room windows near vehicle areas include existing unit 1 bedrooms windows. The setback from accessways/car spaces is 1015mm. Amenity is assisted by obscure glazing to 1.7m above finished floor level. Vehicular noise impacts are managed because driveway activity is limited for a two-dwelling development.

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Standard B3-3 Street integration (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	Passive surveillance is provided by front dwelling lounge and bedroom facing the street. Dwelling entries are visible from the common driveway. Lighting is provided by bollard lighting along the common driveway and walkway. Mailboxes are located at the front of the site.
Standard B3-4 Entry (Clause 55.03-4) Entry objectives 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: 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.	Yes	No, irrespective of whether the standard is met or not.	Each dwelling has a separate entry. Weather protection is provided by covered porch min. 1.2m deep. The entries are safe and legible because oriented to the comment driveway/pedestrian path. entry areas are open and legible.
Standard B3-5 Private open space (Clause 55.03-5) Private open space objectives 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 a schedule to the zone.	Yes	No, irrespective of whether the standard is met or not.	Private open space is provided as follows: Unit 1 provide 43.8sqm at min. 3m width. Unit 2 provide 47.19sqm at min. 3m width, villas provide 41.35sqm at min. 3m width.. The spaces have direct access from the main living area. The private open space also accommodates clothes drying, bin storage and outdoor recreation. Details as shown in plan.

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If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table B3-5; or An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; 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			
Standard B3-6 Solar access to open space (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	The secluded private open spaces are oriented north/west oriented.
Standard B3-7 Functional layout (Clause 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; and Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Table B3-7.1 Bedroom dimensions Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. Table B3-7.2 Living area dimensions	Yes	No, irrespective of whether the standard is met or not.	All bedrooms meet the minimum internal dimensions. Wardrobe allowance: wardrobe areas are provided. living areas meet the functional layout requirements.
Standard B3-8 Room depth (Clause 55.03-8) Room depth objective To allow adequate daylight into single aspect habitable rooms. Standard B3-8	Yes	No, irrespective of whether the standard is met or not.	The ceiling height is 2.7m. The maximum room depth generated by the standard is 6.75m. The main living area is arranged as a combined living/dining/kitchen area. Additional daylight and ventilation are assisted by

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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.			a secondary window that improves daylight penetration. Details as shown in plan.
Standard B3-9 Daylight to new windows (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	all habitable rooms are provided with external windows. The windows have access to daylight and external outlook. The proposal satisfies the objective of the standard..
Standard B3-10 Natural ventilation (Clause 55.03-10) Natural ventilation objectives 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.	Yes	No, irrespective of whether the standard is met or not.	All habitable rooms have openable windows. Natural airflow is assisted by openings on multiple elevations where possible. Occupants can manage ventilation through operable openings. A nominated cross-ventilation breeze path is provided between operable openings on different building orientations. The nominated breeze path is within the 5m–18m range required by Standard B3-10.

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Dwelling in or forming part of an apartment development At least 40 per cent of dwellings in or forming part of an apartment development 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.			
Standard B3-11 Storage (Clause 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 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	Yes	No, irrespective of whether the standard is met or not.	Each dwelling is provided with 6 cubic metres of storage. Storage is located within each dwelling's private open space. externally accessible storage is provided.
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12) Accessibility for apartment developments objective To ensure the design of dwellings meets the needs of people with limited mobility. 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. Table B3-12 Bathroom design	N/A	No, irrespective of whether the standard is met or not.	Apartment development status: No.
Standard B4-1 Daylight to existing windows (Clause 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	No	No	Existing adjoining habitable room windows are described as: none effected. Details as shown in plan.

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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.			
Standard B4-2 Existing north facing windows (Clause 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 by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. 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 from north 20 degrees west to north 30 degrees east.	Yes	No	Existing north-facing windows: not applicable.
Standard B4-3 Overshadowing secluded open space (Clause 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.	Yes	No	No additional overshadowing occurs to existing secluded private open space. The proposal satisfies the objective of the standard..
Standard B4-4 Overlooking (Clause 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.	Yes	No	Privacy treatment: not required.

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A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or Has sill heights of at least 1.7 metres above floor level; or Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: 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.			
Standard B4-5 Internal views (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	Internal overlooking interfaces: internal interfaces managed by fencing and layout separation.
Standard B5-1 Permeability and stormwater management (Clause 55.05-1) Permeability and stormwater management objective To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration.	Yes	No, irrespective of whether the standard is met or not.	The site permeability is 44%. This is assessed against a requirement of 20%. Rainwater management includes 2,000L rainwater tank to each units. The stormwater response includes rainwater reuse for toilet flushing and irrigation. Stormwater rating as shown in the plan.

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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.			
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2) Overshadowing domestic solar energy systems objective 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.	Yes	No	no additional shadow to neighbor's roofing area.
Standard B5-3 Rooftop solar energy generation area (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	Rooftop solar energy generation areas are provided for all dwellings. Details as shown in plan.

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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. Table B5-3 Minimum rooftop solar energy generation area This standard does not apply to apartments and residential buildings.			
Standard B5-4 Solar protection to new north-facing windows (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	Sun shading device to be install
Standard B5-5 Waste and recycling (Clause 55.05-5) Waste and recycling objectives 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 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. 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 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.	Yes	No, irrespective of whether the standard is met or not.	Individual bin storage is provided for each dwelling. Waste access/collection is managed by direct access to the street frontage. The facilities accommodate general waste, mixed recycling, food and garden organics, and glass recycling. PROVIDE MIN. 0.07M³ INTERNAL WASTE AND RECYCLING STORAGE WITH A MINIMUM DEPTH OF 250MM.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Written assessment
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.			
Standard B5-6 Noise impacts (Clause 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.	Yes	No, irrespective of whether the standard is met or not.	Mechanical plant/noise sources: air-conditioning condenser units. Acoustic treatment: not required. The proposal satisfies the objective of the standard..
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7) Energy efficiency for apartment developments objectives 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 B5-7 Cooling load Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy). Decision Guidelines Before deciding on an application, the responsible authority must consider: The design response. The size, orientation and layout of the site. The availability of solar access to north-facing windows on the site. The annual cooling load for each dwelling.	N/A	No, irrespective of whether the standard is met or not.	Apartment development status: No.