

Clause 55 Assessment

Project Number	325.0552.00.P.02
Address	4 Fraser Crescent, Ocean Grove
Plan Reference	Architectural Drawings prepared by Future Architecture dated 03 March 2026 (Revision 04)
Date of Assessment	8 April 2026

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome to be achieved in the completed development
- **Standards.** A standard contains the requirements to meet the corresponding objective.
 - If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.*
 - If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*
 - If the land is included in an overlay, other than a Neighbourhood Character Overlay, and the schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*
- **Decision Guidelines.** If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause.

If a development **meets a standard**:

- The corresponding **objective is deemed to be met**.
- The responsible authority is **not required** to consider the corresponding **decision guidelines**.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

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Clause 55.01 – Application Requirements

An application to which Clause 55 applies must be accompanied by:

- A site description.
- A design response.
- 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.

Townhouse and Low-Rise Code Compliance Summary Table

Where all the *applicable standards* (shaded in grey) are met, an objector has no right of appeal.

Standard	Is the standard met?
Neighbourhood Character	
Standard B2-1 Street setback (Clause 55.02-1)	✓
Standard B2-2 Building height (Clause 55.02-2)	✓
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	✓
Standard B2-4 Walls on boundaries (Clause 55.02-4)	✓
Standard B2-5 Site coverage (Clause 55.02-5)	✓
Standard B2-6 Access (Clause 55.02-6)	✓
Standard B2-7 Tree canopy (Clause 55.02-7)	✓
Standard B2-8 Front fences (Clause 55.02-8)	✓
Liveability	
Standard B3-1 Dwelling diversity (Clause 55.03-1)	✓
Standard B3-2 Parking location (Clause 55.03-2)	✓
Standard B3-3 Street integration (Clause 55.03-3)	✓
Standard B3-4 Entry (Clause 55.03-4)	✓
Standard B3-5 Private open space (Clause 55.03-5)	✓
Standard B3-6 Solar access to open space (Clause 55.03-6)	✓
Standard B3-7 Functional layout (Clause 55.03-7)	✓
Standard B3-8 Room depth (Clause 55.03-8)	✓
Standard B3-9 Daylight to new windows (Clause 55.03-9)	✓
Standard B3-10 Natural ventilation (Clause 55.03-10)	✓
Standard B3-11 Storage (Clause 55.03-11)	✓
External Amenity	
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	✓
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	✓

Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	✓
Standard B4-4 Overlooking (Clause 55.04-4)	✓
Standard B4-5 Internal views (Clause 55.04-5)	✓
Sustainability	
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	✓
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	✓
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	✓
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	✗
Standard B5-5 Waste and recycling (Clause 55.05-5)	✓
Standard B5-6 Noise impacts (Clause 55.05-6)	✓

Clause 55.02 – Neighbourhood Character

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.

Standard B2-1 Walls of buildings should be 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.

Table B2-1. Street setback

Development context	Required setback	Complies?
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.	Yes Required setback under standard: (4 m)

Assessment:

Complies with the Standard – Deemed to Comply

1/ 2 Fraser Crescent has a front setback of 4m. The neighbouring property to the South, 2 Kelly Court fronts Kelly Court and not Fraser Crescent. Therefore, the proposal requires a setback of 4m. The proposal provides a minimum setback of 4 metres and therefore meets this standard.

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.

Assessment:

Complies with Standard B2-2 – Deemed to Comply

The development provides a maximum building height of 7.3 metres.

Given that this is below the maximum building height specified in the zone of 9m, the development complies with the standard and is therefore deemed to comply with the objective.

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 setback 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 setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres

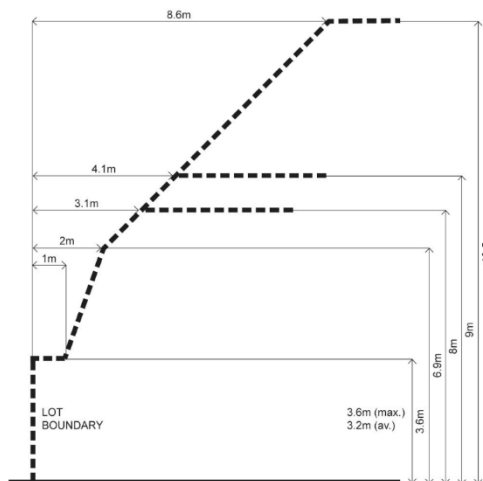


Diagram B2-3.1 Side and rear setbacks

B2-3.2:

If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

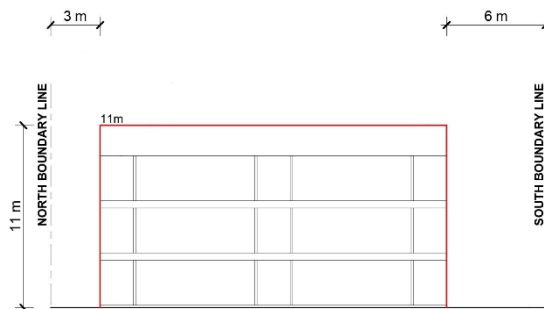


Diagram B2-3.2 Side and rear setbacks

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may

Assessment:

Complies with Standard B2-3 – Deemed to Comply

The proposal complies with the relevant numerical standard in terms of this standard, as illustrated in the east elevation (TP5002) and west elevation (TP5003) and are wholly within the side setback requirements. On this basis, the proposed development complies with the standard and is deemed to comply with the objective.

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 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.

Assessment:

Complies with Standard B2-4 – Deemed to Comply

No walls on boundaries are proposed as part of the development, therefore it complies with the standard and therefore is deemed to comply with the objective.

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 65%.

Assessment:

Complies with Standard B2-5 – Deemed to Comply

The development provides a maximum site coverage of 37.1%. Given this is below the maximum site coverage of 65%, the development complies with the standard and therefore is deemed to comply with the objective.

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.

Assessment:

Complies with Standard B2-6 – Deemed to Comply

The width of the accessway is 6 m, this is equivalent to 36.4% of the 16.5m street frontage. Given this is below the 40% requirement for street frontages less than 20 metres the development complies with the standard and is therefore deemed to comply with the objective.

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 of:

- 10% of the site area on sites 1,000sqm or less; or
- 20% of the site area on sites more than 1,000sqm.

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.

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

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

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep spoil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 m	6 m	12.6 m ²	12 m ² (min. plan dimension 2.5 m)	12 m ³ (min. plan dimension 2.5 m)	0.8 m
B	8 m	8 m	50.3 m ²	49 m ² (min. plan dimension 4.5 m)	28 m ³ (min. plan dimension 4.5 m)	1 m
C	12 m	12 m	113.1 m ²	121 m ² (min. plan dimension 6.5 m)	64 m ³ (min. plan dimension 6.5 m)	1.5 m

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.

Assessment:

Complies with Standard B2-7 – Deemed to Comply

This standard requires the provision of 10% canopy cover, equating to 71.5 sqm. Six new canopy trees are proposed, three within the front setback and three within the rear setback of the Site. All trees will be Type A trees and have a combined canopy cover of 137.8 sqm.

Four trees (Drooping Sheoke) will have a mature height of 11m, minimum canopy diameter of 6m and minimum mature canopy cover of 28.2sqm. They will be planted in deep soil area of at least 12.04sqm.

Two trees (Silver Wattle) will have a mature height of 8 metres, minimum canopy diameter of 4m and minimum mature canopy cover of 12.6 sqm. They will be planted in deep soil area of at least 12.25 sqm.

These will replace existing canopy trees on the Site to reduce the visual impact of the proposed dwellings and reduce the urban heat effect. The proposed trees will form part of an integrated landscape design for the Site which also includes a variety of native plant species across both lots.

The two site trees which are proposed for removal have been given a retention value of 'Nil' (no landscape value; removal may be beneficial) for Tree 1 within the front yard and 'Medium' (Valuable but less critical; retain where feasible) for Tree 2 within the rear yard. Their removal and replacement with new trees will complement the proposed development in an appropriate outcome.

The development complies with the standard and is therefore deemed to comply with the objective.

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 with 3 metres of a street is:

- A maximum height specified in a schedule to the zone; or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

Table B2-8 Maximum front fence height

Street context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

Assessment:

Complies with Standard B2-8 – Deemed to Comply

Given no front fence is proposed, the development complies with the standard and is therefore deemed to comply with the objective.

Clause 55.03 – Liveability

Clause 55.03-2 – Parking location

Objective	To minimise the impact of vehicular noise within developments on residents.
Standard B3-2	<p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where windowsills are at least 1.5 metres above ground level. <p>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.</p>

Assessment:

Complies with Standard B3-2 – Deemed to Comply

No habitable room windows on adjoining properties are located within 1.5 metres of the accessway, and the proposed habitable room windows are appropriately located away from existing accessways. The proposed development complies with the standard and is therefore deemed to comply with the objective.

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	<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>

Assessment:

Complies with Standard B3-3 – Deemed to Comply

Dwelling entrances have been appropriately located to face Fraser Crescent and are clearly visible from the public realm. No planting is proposed which would create an unsafe space.

A mailbox is provided for each dwelling and are communally located to the front of the development

Vehicle access is provided to secure garages which can be accessed through a side lane. The proposed development complies with the standard and is therefore deemed to comply with the objective.

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.
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Standard B3-4	Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings
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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.

Assessment:

Complies with Standard B3-4

Each dwelling is provided with direct street access via a path from Fraser Crescent. Both dwelling entrances are easily identifiable and visible from the public realm. Dwelling entries are provided with a porch for shelter. The proposed development complies with the standard and is therefore deemed to comply with the objective.

Clause 55.03-5 – Private open space

Objective	To provide adequate private open space for the reasonable recreation and service needs of residents
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Standard B3-5	A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.
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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 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

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimensions
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

Assessment:

Complies with Standard B3-5 – Deemed to Comply

Both dwellings are provided with an area of private open space of 247sqm. The private open space is located at the rear of each dwelling and is provided with convenient access from the respective living room. The areas of secluded private open space include a minimum dimension of 5 metres.

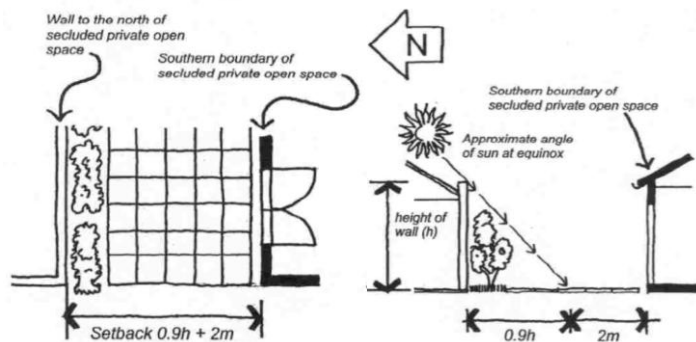
Given both dwellings are provided with the necessary amount of private open space, the development complies with the standard and is therefore deemed to comply with the objective.

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.

Diagram B3-6 Solar access to open space



Assessment:

Complies with Standard B3-6 – Deemed to Comply

There are no walls located to the north of the private open space, therefore the development complies with the standard and is deemed to comply with the objective.

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.

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

Table B3-7.1 Bedroom dimensions

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 metres
2 or more-bedroom dwelling	3.6 metres	12 metres

Assessment:

Complies with Standard B3-7 – Deemed to Comply

The proposed dwellings include bedrooms and living rooms which meet or exceed the minimum dimensions specified in the standard and is therefore deemed to comply with the objective.

Clause 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.

Assessment:

Complies with Standard B3-8 – Deemed to Comply

The depth of a single aspect habitable rooms 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 proposed development complies with the standard and is therefore deemed to comply with the objective.

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.

Assessment:

Complies with Standard B3-9 – Deemed to Comply

All proposed habitable room windows face an outdoor space clear to the sky. The proposed development complies with the standard and is therefore deemed to comply with the objective.

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.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Assessment:

Complies with Standard B3-10 – Deemed to Comply

All proposed dwellings are naturally cross-ventilated, in accordance with the standard. The proposed development complies with the standard and is therefore deemed to comply with the objective.

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

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

Assessment:**Complies with Standard B3-11**

Given the spacious nature of the development, it is anticipated that 18 cubic metres of storage can be accommodated through the provision of bedroom, bathroom and kitchen cupboards and is therefore deemed to comply with the objective.

Clause 55.04 – External Amenity

Clause 55.04-1 – Daylight to existing windows

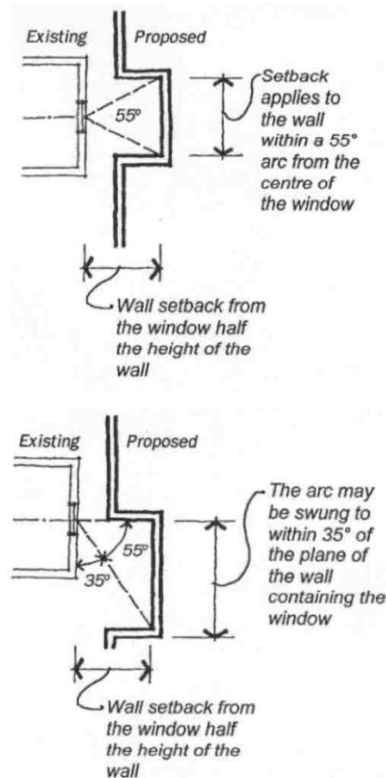
Objective To allow adequate daylight into existing habitable room windows.

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-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



Assessment:

Complies with Standard B4-1 – Deemed to Comply

No habitable room windows on adjoining properties are located adjacent to the proposal. Therefore, the proposed development complies with the standard and is deemed to comply with the objective.

Clause 55.04-2 – Existing north-facing windows

Objective To allow adequate solar access to existing north-facing habitable room windows.

Standard B4-2

Diagram B4-2.1 North-facing windows

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. 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

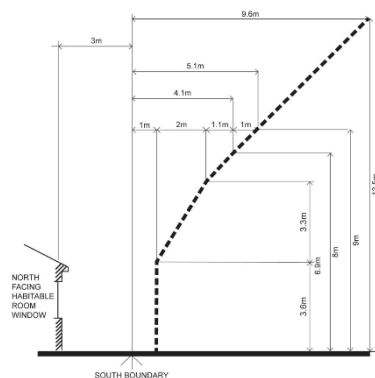


Diagram B4-2.2 North-facing windows

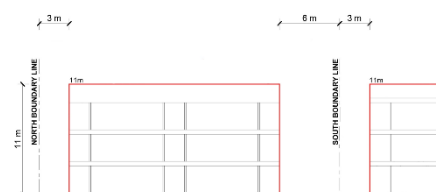


Diagram B4-4 Overlooking

Assessment:

Complies with Standard B4-2

There are no north-facing habitable room windows which interface with the Site.
The standard is therefore met/not applicable.

Clause 55.04-3 – Overshadowing secluded open space

Objective To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B4-03 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.

Assessment:

Complies with Standard B4-3 – Deemed to Comply

The proposal does not cast any additional shadows to the secluded private open space of 2 Fraser Crescent.

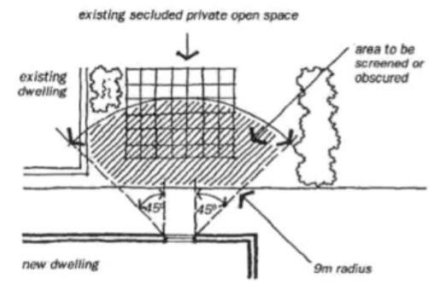
The proposed development results in a minor increase in overshadowing to the secluded private open space of 6 Fraser Crescent between 9am and 2 pm. However, the area of secluded private open space that is not overshadowed is not greater than 50%. Given the required areas provided and the development complies with the standard and is therefore deemed to comply with the objective.

Clause 55.04-4 – Overlooking

Objective To limit views into existing secluded private open space and habitable room windows.

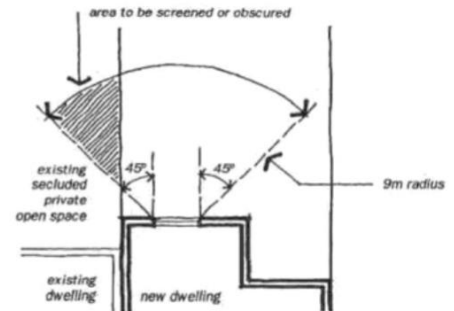
Standard B4-4 In Clause 55.04-4 a habitable room does not include a bedroom.

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.



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.

Assessment:

Complies with Standard B4-4 – Deemed to Comply

There are no habitable rooms located on the first floor of either dwelling (other than bedrooms), therefore no screening is required. Ground floor windows do not require screening given new boundary fences are proposed with a minimum height of 1.8 metres. The development complies with the standard and is therefore deemed to comply with the objective.

Clause 55.04-05 – 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.

Assessment:

Complies with Standard B4-5

There are no habitable rooms located on the first floor of either dwelling, therefore no screening is required. An internal central solid fence is provided between the two (2) areas of private open space in the rear. The development complies with the standard and is therefore deemed to comply with the objective.

Clause 55.05 – Sustainability

Clause 55.05-1 – Permeability and stormwater management

Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p>
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Standard B5-1	<p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> ◦ Suspended solids 80% reduction in mean annual load. ◦ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ◦ Litter 70% reduction of mean annual load. <p>Note: <i>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.</i></p> <ul style="list-style-type: none"> • 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.
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Assessment:

Complies with Standard B5-1

The development provides a permeable area of 38% which exceeds the requirements of Standard B5-1.

We further note that the proposed development continues to be designed to meet the relevant urban stormwater guidelines as detailed in the submitted Stormwater Drainage Plan prepared by Simon Anderson Consultants.

Given this is below the minimum site coverage, the development complies with the standard and is therefore deemed to comply with the objective.

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.
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Standard B5-2	<p>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.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p>
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In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

Assessment:

Complies with Standard B5-2 – Deemed to Comply

The proposal complies with this standard, as illustrated in the east elevation (TP5002) and west elevation (TP5003). On this basis, the proposed development complies with the standard and is deemed to comply with the objective.

Clause 55.05-3 – Rooftop solar energy generation area

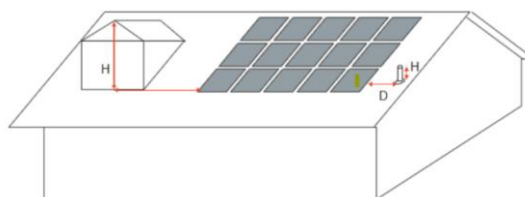
Objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

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.
- 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.

This standard does not apply to apartments and residential buildings.

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

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

Assessment:

Complies with Standard B5-3 / Complies with the Objective

Each roof has an area that exceeds 26 sqm and 34 sqm which is suitable for the future installation of a rooftop solar energy system. The proposal meets the standard and therefore is deemed to comply with the objective.

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.

Assessment:

Complies with the Objective

There are five north facing windows associated with the living area and first floor bedroom of the rear dwelling. The first floor windows have been provided shade canopies which meet the standard, the lower level windows have not been provided canopies as the design preference is to maximise natural light to the ground floor living area. The proposal is considered to meet the overarching objective in this instance.

Clause 55.05-5 – Waste and recycling

Objectives	<p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>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.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>
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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

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling	1.8 square metres	0.8 metres	1.8 metres
Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metres	1.8 metres
Shared bin storage area for 4 or more dwellings	4 square metres plus 1 square metre per dwelling	0.8 metres	1.8 metres

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

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
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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.

Assessment:

Complies with Standard B5-5

Bins are to be stored within the garage of each dwelling.

Note that the internal waste and recycling storage will be accommodated in the kitchen of each dwelling.

Having regard to the above, the standard is met and is therefore deemed to comply with the objective.

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.

Assessment:

Complies with Standard B5-6

No mechanical plant, including mechanical car storage and lift facilities are proposed as part of the proposal. Having regard to the above, the standard is met and is therefore deemed to comply with the objective.