

## Assessment - Clause 55

### Two or More Dwellings on a Lot and Residential Buildings 00029570 8 Challenger Close, Whittington

The provisions of this clause contain:

- **Objectives** - a development must meet all of the applicable objectives.
- **Standards** - if a development meets a standard, the corresponding objective is deemed to be met and no consideration of Decision Guidelines is warranted.
- **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.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Statement	Plan Reference
<b>55.02 Neighbourhood Character</b>				
<b>Street setback</b> - Standard B2-1	Yes	No, if standard met	As the site is on a corner, Ranger Court has been selected as the front street, therefore the setback of 6m for the dwelling on lot 1 and 3m for the dwelling on lot 2 to the side street are appropriate and in line with the standard. The front porches do not exceed 3.6 metres where they encroach within the front setback.	Site Layout Plan
<b>Building height</b> - Standard B2-2	Yes	No, if standard met	The maximum building height is 8.66m which is well under the 11m limit of the zone.	Building Elevations
<b>Side &amp; rear setbacks</b> - Standard B2-3	Yes	No, if standard met	The proposal sees a minimum setback of 1.5m to the north boundary, the wall height of 4.42m does not exceed the standard as such it is met. All other setbacks easily exceed requirements.	Building Elevations & Site Layout Plan

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<b>Walls on boundaries</b> - Standard B2-4	Yes	No, if standard met	Lot 1 garage runs for 6.48m along the north boundary with a maximum height of 3.03m.	Building Elevations & Site Layout Plan
<b>Site coverage</b> - Standard B2-5	Yes	No, if standard met	Site coverage is 49%, well below the maximum of 65% under the GRZ.	Site Layout Plan
<b>Access</b> - Standard B2-6	Yes	No, if standard met	No new access points are provided with the proposal utilising the existing single crossings on Ranger Court and Challenger Close.	Site Layout Plan
<b>Tree canopy</b> - Standard B2-7	Yes	No, if standard met	As the site is under 1000 m <sup>2</sup> , 10% canopy coverage is required, 13.2% is provided exceeding the standard.	Tree Canopy & Deep Soil Plan
<b>Front fences</b> - Standard B2-8	N/A	No, if standard met	No new front fences are proposed, with some of the existing boundary fencing being retained.	Site Layout Plan
<b>55.03 Liveability</b>				
<b>Dwelling diversity</b> - Standard B3-1	N/A	No	N/A only for apartment developments	
<b>Parking location</b> - Standard B3-2	Yes	No	Individual driveways are provided for each dwelling meaning all driveways and car parking facilities are used exclusively by the resident of the buildings.	Site Layout Plan
<b>Street integration</b> - Standard B3-3	Yes	No	Views are provided to the accessways and abutting roads from both dwellings, porch lighting will illuminate the accessways and are considered sufficient for the scale of development. Mailboxes are shown for each dwelling. Site services do not exceed more than 20% of the site width.	Site Layout Plan
<b>Entry</b> - Standard B3-4	Yes	No	Each dwelling entry has a direct line of site from the street and accessways. Both dwellings are provided with porches with a minimum dimension exceeding 1.2m.	Site Layout Plan
<b>Private open space</b> - Standard B3-5	Yes	No	Both dwellings are provided with SPOS of at least 25sqm with a minimum dimension of 3m.	Site Layout Plan

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<b>Solar access to open space - Standard B3-6</b>	Yes	No	Both dwellings have sufficient solar access within the open space as they are to the north and set back from any existing walls to the north.	Site Layout Plan
<b>Functional layout - Standard B3-7</b>	Yes	No	All bedrooms meet the minimum requirements of the standard.	Site Layout Plan and Upper Floor Layout Plan
<b>Room depth - Standard B3-8</b>	Yes	No	All single aspect habitable rooms do not exceed the room depth standard when considering the ceiling heights and room dimensions.	Site Layout Plan and Building Elevations
<b>Daylight to new windows - Standard B3-9</b>	Yes	No	All new windows are provided with adequate light courts.	Site Layout Plan and Upper Floor Layout Plan
<b>Natural ventilation - Standard B3-10</b>	Yes	No	Breeze paths have been shown for both dwellings and meet the requirements.	Site Layout Plan and Upper Floor Layout Plan
<b>Storage - Standard B3-11</b>	Yes	No	Each dwelling is provided with 6m <sup>3</sup> of storage with lot 1 being located within the SPOS and lot 2 within the garage, whilst lot 2 storage is within the garage it is still useable and functional for the dwelling with a gate nearby to access the rear yard.	Site Layout Plan
<b>Accessibility for apartment developments - Standard B3-12</b>	N/A	No	N/A only applicable for apartment developments.	
<b>55.04 External Amenity</b>				
<b>Daylight to existing windows - Standard B4-1</b>	Yes	No, if standard met	All existing habitable room windows are set back adequately from the dwellings and as such are provided with the appropriate light courts in accordance with the standard.	Site Layout Plan
<b>Existing north-facing windows - Standard B4-2</b>	N/A	No, if standard met	There are no existing north facing windows within proximity to the dwellings.	
			Given the orientation of the allotment, overshadowing mostly occurs	Shadow Diagrams

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<b>Overshadowing secluded open space</b> - Standard B4-3	Yes	No, if standard met	to the abutting road reserves. There is a small area of overshadowing that occurs to the side yard of number 6 Challenger Close however existing fence already casts some shadow over this area, and some is casting a shadow over the shed, in any event the amount that is overshadowing does not exceed 50% or 25sqm for a minimum of 5 hours.	
<b>Overlooking</b> - Standard B4-4	Yes	No, if standard met	The existing northern fencing and brick wall ensure no overlooking can occur to the property to the north and the window on the eastern aspect of dwelling 2 is not a habitable room.	Site Layout Plan and Building Elevations
<b>Internal views</b> - Standard B4-5	Yes	No	As bedrooms are not considered habitable rooms within this clause bedroom 2 of (dwelling 2) and bedroom 4 (dwelling 1) are not considered under the standard. The eastern elevation of dwelling 1 uses obscure glazing to prevent overlooking to dwelling 2. The Fence between the lots prevents overlooking to and from the lower living/dining area of dwelling 1.	Site Layout Plan, Upper Level Layout Plan and Building Elevations
<b>55.05 Sustainability</b>				
<b>Permeability and stormwater management</b> - Standard B5-1	Yes	No	Permeable areas exceed 20% of the site, a Blue Factor report is supplied which confirms the proposal meets best practice measures and the functional layout plan confirms stormwater is to be directed to the legal point of discharge which is the drainage pipe within the road reserve of Challenger Close	Site Layout Plan, Functional Layout Plan and Blue Factor Report
<b>Overshadowing domestic solar energy systems</b> - Standard B5-2	N/A	No, if standard met	There are no existing domestic solar energy systems within proximity to the proposed works	
<b>Rooftop solar energy generation area</b> - Standard B5-3	Yes	No	Dwelling 1 is provided with 36.9 m <sup>2</sup> of rooftop solar energy generation area and dwelling 2 is provided with 27.31 m <sup>2</sup> of rooftop solar energy generation area, exceeding the requirements per number of bedrooms. Shadows cast by obstructions are shown and do not interfere with the designated areas and the minimum dimension exceeds 1.7 metres.	Shadow Diagrams
<b>Solar protection to new north-facing windows</b> - Standard B5-4	No	No	Whilst some of the north facing windows don't meet this standard it is noted that the standard is to 'encourage' external shading however the site is constrained by size of the lot and 450mm eaves are provided where possible	Site Layout Plan, Upper Level Layout Plan and Building Elevations
<b>Waste and recycling</b> - Standard B5-5	Yes	No	Individual bin storage is provided for each lot and dimensions are shown confirming the areas meet the standard.	Site Layout Plan

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<b>Noise impacts</b> - Standard B5-6	Yes	No	There are no mechanical plan facilities proposed or located adjacent to bedrooms of any new or existing dwellings	Site Layout Plan, Upper Level Layout Plan and Building Elevations
<b>Energy efficiency for apartment developments</b> - Standard B5-7	N/A	No	N/A only applicable for apartment developments	