

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

Date of Plans Assessed: 08/02/26

Application Address: 38-42 Cityview Drive, Wandana Heights 3216

APPLICATION REQUIREMENTS

An application to which this clause applies must be accompanied by:

The proposed development is within walking distance to the shops. The location is ideal for increased housing density in that there are transport, retail, education, recreation, entertainment, social dining facilities all within a short distance.

Zones and overlays

Zone:

Low Density Residential Zone (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)

Overlays:

Design and Development Overlay (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14) Respects neighbourhood character.

Improves housing choice.

Makes better use of existing infrastructure.

Improves energy efficiency of housing.

The proposed Residence respects the neighbourhood character by maintaining a landscaped garden setback, with single story residential living that fits in with existing neighbourhood character. The proposal contributes to the diversity of residences in the area that are close to transport and nearby amenities. The proposal caters for the increasing needs of diverse housing stock from the traditional single house on a single block.

The proposed development will also supply more highly energy efficient housing stock in place of older inefficient residential design. The proposed development is more sustainable for future living and contributes to more sustainable suburbs and plugs into existing infrastructure rather than causing fringe development and spread of transport and infrastructure.

The proposal is to construct 1 double story modern style property with a single car space with convenient access entry to each home of property.

Both properties – existing and proposed to have their own crossover and driveway – no common property.

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The design of the proposed residence is traditional, with the design taking from the influences of surrounding suburbs. By maximizing the landscaping on the site, the sense of home will be enforced and make it more cognizant with neighbouring properties.

The residences are generous in size with good living area aspects. Each residence will have parking provisions.

Existing residence – 2 car spaces (sheltered) are provided.

Proposed residence – 3 bedrooms – 1 car space (sheltered) is provided.

Private open space provided to receive the maximum northerly sun.

It is proposed that this quality development is in sync with the Council's policy of infill development in this precinct and will add to the diversity and character of the streetscape. The Proposed crossover has been designed to fit within existing infrastructure and pits already located on the site and front naturestrip.

The neighbourhood is a mixture of single story and modern two story residences in close proximity to schools, shops and recreational facilities. The neighbourhood is made up of residences with a mixture of materials including lightweight rendered cladding, masonry and weatherboards.

The proposed residence design has taken its cue from the neighbourhood built form through the scale and materiality of other residences in the area.

The design response respects the existing neighbourhood character and contributes to the neighbourhood character.

This medium density development aligns with Council policy for this precinct.

The site is in an area where development can take advantage of the close proximity of existing community infrastructure & services.

Utility services and infrastructure are available to the site.

EXISTING RESIDENCE: Front setback 39.818m

PROPOSED RESIDENCE: Front setback 12.874m

EXISTING RESIDENCE: Overall height 8.455m

PROPOSED RESIDENCE: Overall height 7.381m

The site coverage proposed is 11.29%

Impervious surfaces & Site coverage = 34.57%

The issue of safety has been carefully considered in the design process.

Entries will be well lit and are well protected, easily identifiable & located sufficient distance from access ways ensuring convenient & safe usage by the future occupants & visitors to the site.

Low level planting along the driveway will maintain visibility to the pedestrians & drivers of the vehicles, within & outside the property.

The development makes the most of landscaping opportunities in and around the residences – see Site Plan

An existing crossover is to be used for the existing residence and an existing crossover kerb for the proposed is to cater for the new proposed residence – There is ample street frontage to cater for proposal – of street frontage.

Vehicular movements and connections onto & off the site are safe & convenient and are in accordance.

The cars spaces which have been provided for both residences (as indicated on accompanying drawings) are acceptable in the context for this development.

They are safe, private & convenient to each of the dwellings & secure in the context of the overall site.

There are no walls on boundaries and allowable lengths complies.

The proposal does not affect neighbouring windows.

The proposal does not restrict northern sunlight to existing habitable room windows, due to the orientation of the site.

There is minimal overshadowing of private open space by the new constructions due to orientation of development and the size and location of the neighboring private open space. See shadow plans.

Mechanical plant will be located to comply with this standard.

Each dwelling has its own private, sheltered entry that is easily identifiable.

Private open spaces meet the standards of the objective 40m² min. with 5.0m length min.

They are also well located to receive sunlight and have excellent access to living areas.

Existing Residence: 919.17m²

Proposed Residence: 328.35m²

There is a storage sheds of each residence and will be of a minimum 6M³ area.

The design response takes its cues from the built form of the neighborhood elements with the use of materials and scale. (MASONRY PERCENTAGE AS REQUIRED)

The driveway will be reinforced concrete with garden spaces at the residence boundaries, making the access ways easily maintained and visually attractive. There are no common areas.

All necessary site facilities can be provided on site

Mailboxes will be at the driveway entrance.

CLAUSE 55 ASSESSMENT

The following objectives and standards are current up to and including Amendment VC267 on 6/3/2025 and Amendment VC276 2/4/2025.

55.02 Neighbourhood character

55.02-1 Street setback objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Standard B2-1 Walls of buildings are set back from streets: <ul style="list-style-type: none"> 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. <p>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.</p>	Deemed to Comply PROPOSED RESIDENCE: Front setback 12.874m The lessor front wall setback of the existing buildings on the abutting allotments is 34.077m metres, which results in a requirement for an 34.077m metre street setback. This has been achieved as the building is setback 12.874 metres from the street. OR The lessor setback of the adjoining building is INSERT metres which is greater than the lessor 6 metre setback therefore the setback must be 6m. This has been achieved as the building is setback 34.077m metres from the street. OR One adjoining lot is vacant and the other lot has a building setback INSERT metres from the street. The proposed setback complies as it is the same setback of the adjoining dwelling at INSERT metres/is setback 6m which is the lessor setback. OR Both adjoining lots are vacant. The setback of INSERT metres meets the Transport Zone 2/other street setback. OR The site is located on a corner lot and the front setback of INSERT metres meets the setback of the adjoining building/is the lessor setback. The side setback is INSERT metres which meets the setback of the adjoining building facing the side street/is the	Plan Reference	Right of Appeal No, standard met

Table B2-1 Street setback

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

lessor setback.

The front wall of the development fronting the side street is setback **INSERT** metres which meets the setback of the adjoining building facing the side street/is the lessor setback.

Not Applicable

The application proposes construction of new dwellings behind an existing dwelling such that the established front setback is to be retained.

Variation

INSERT WHAT THE VARIATION IS

In support of the variation, the following has been considered:

- Relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- Whether a different setback affects the ability to retain or plant canopy trees.

INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES

<p>55.02-2 Building height objective To ensure that the height of buildings responds the existing or preferred neighbourhood character.</p>	<p>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.</p> <p>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 should not exceed 10 metres.</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The maximum building height applicable to the site is 7.5m metres and double storeys at any point (excluding a basement). The proposed maximum building height of 7.381m metres meets the standard/mandatory building height requirement of the ZONE.</p> <p>Variation</p> <p>The maximum building height applicable to the site is 7.5m metres which exceeds the Standard by INSERT metres.</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. • The design response. • The effect of the slope of the site on the height of the building. • The relationship between the proposed building height and the height of existing adjacent buildings. • The visual impact of the building when viewed from the street and from adjoining properties. <p>INSERT RESPONSE TO THE ABOVE DECISION</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>
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		GUIDELINES		
<p>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.</p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The required setbacks have been achieved for the development and all side and rear setbacks comply with the B2-3.1/B2-3.2 formula contained in the Standard.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings or small second dwellings. Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. Whether the wall abuts a side or rear lane. Whether a different setback in a rear yard affects the ability to retain or plant canopy trees. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>

Diagram B2-3.1 Side and rear setbacks

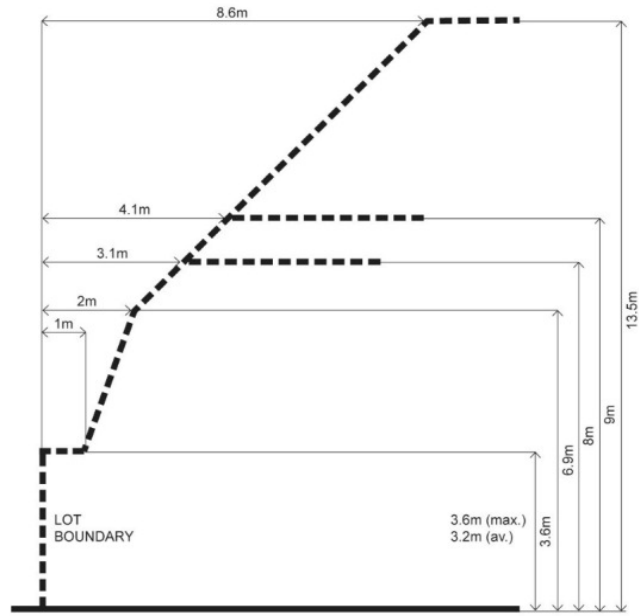
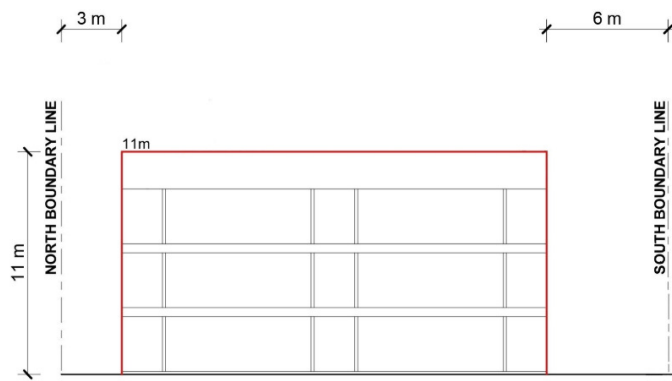


Diagram B2-3.2 Side and rear setbacks



<p>55.02-4 Walls on boundaries objective</p> <p>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.</p>	<p>Standard B2-4</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>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.</p>	<p>Deemed to Comply</p> <p>There are no walls on the boundary</p> <p>The proposed wall on the INSERT boundary extends for a length of INSERT metres, has an average height of INSERT metres, and a maximum height of INSERT metres.</p> <p>There are no carports proposed to be on or within 1 metre of a side or rear boundary.</p> <p>Not Applicable</p> <p>No new walls on or within 200mm of a boundary, or carport within 1m of a boundary are proposed as part of this application.</p> <p>Variation</p> <p>The proposed wall on or within 200mm of the INSERT boundary extends for a length of INSERT metres, has an average height of INSERT metres, and a maximum height of INSERT metres. This wall exceeds the requirements of the Standard.</p> <p>The proposed carport within 1 metre of the INSERT boundary extends for a length of INSERT metres, has an average height of INSERT metres, and a maximum height of INSERT metres. This carport exceeds the requirements of the Standard.</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The extent to which walls on boundaries are part 	<p>Plan Reference</p>	<p>Right of Appeal</p> <p>No, standard met</p>

		<p>of the neighbourhood character.</p> <ul style="list-style-type: none"> • The impact on the amenity of existing dwellings or small second dwellings. • The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. • The orientation of the boundary that the wall is being built on. • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.02-5 Site coverage objective</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>Standard B2-5</p> <p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to a zone; or • If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table B2-5: 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The maximum site coverage specified for this site is 60% percent as per the schedule to the zone/Table B2-5.</p> <p>The proposed site coverage of buildings is 11.29% percent of the site, which meets the standard.</p> <p>Variation</p> <p>The maximum site coverage specified for this site is INSERT percent.</p>	<p>Plan Reference</p>	<p>Right of Appeal</p> <p>No, standard met</p>

	<p>Table B2-5 Site coverage</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td colspan="2">Township Zone</td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td colspan="2">Mixed Use Zone</td> </tr> <tr> <td colspan="2">Housing Choice and Transport Zone</td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		<p>The proposed site coverage of buildings is 11.29% percent of the site, which is greater than the maximum required by the standard.</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing development or the features of the site. The site coverage of adjacent properties. The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. Whether a different area of site coverage affects the ability to retain or plant canopy trees. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
Zone	Area																	
Neighbourhood Residential Zone	60 per cent																	
Township Zone																		
General Residential Zone	65 per cent																	
Residential Growth Zone	70 per cent																	
Mixed Use Zone																		
Housing Choice and Transport Zone																		
<p>55.02-6 Access objective To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</p>	<p>Standard B2-6 The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> 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. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>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.</p>	<p>Deemed to Comply</p> <p>Does not exceed.</p> <p>A total of 10.78% of the frontage is taken up with vehicle crossings, which complies with the standard for this site with a street frontage of 55.65m metres.</p> <p>The number of access points to a road in a TRZ2 or TRZ3 has not increased.</p> <p>The location of the vehicle crossover or accessway does not encroach more than 10% into the TPZ of</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>														

		<p>the existing street tree.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The reduction of on-street car parking spaces. • Whether a different accessway width, number of access points or encroachment of an existing tree affects the ability to retain or plant canopy trees on the site or footpath. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>								
<p>55.02-7 Tree canopy objective</p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support</p>	<p>Standard B2-7</p> <p>Provide a minimum canopy cover as specified in Table B2-7.1.</p> <p>Table B2-7.1 Canopy cover</p> <table border="1" data-bbox="443 1093 1086 1292"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>10% of site area</td> </tr> <tr> <td>More than 1000 square metres</td> <td>20% of site area</td> </tr> </tbody> </table> <p>Existing trees to be retained meet all of the following:</p>	Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>There are adequate areas available on site to allow for tree retention/planting which will complement the landscape character of the area.</p> <p>The site is 2,000.05 sqm in area and a total of 82.68% of the site or INSERT sqm has been set aside for canopy cover using the retention of trees on site/planting of tree type A/B/C to meet the canopy coverage required.</p>	<p>Plan Reference</p>	<p>Right of Appeal</p> <p>No, standard met</p>
Site area	Canopy cover									
1000 square metres or less	10% of site area									
More than 1000 square metres	20% of site area									

the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

- 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 soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metre

Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table B2-7.2; or
- A planter as specified in Table B2-7.2.

An appropriate landscaping plan has been submitted for assessment.

Variation

INSERT WHAT THE VARIATION IS

In support of the variation, the following has been considered:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The site context and design response.
- The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat.
- Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover.
- The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.
- Whether the species of canopy tree is suited to the soil conditions of the site.

New canopy tree has been showed in the secluded private open space.

	<p>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.</p>									
<p>55.02-8 Front Fences To encourage front fence design that responds the existing or preferred neighbourhood character.</p>	<p>Standard B2-8 A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> 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. <p>Table B2-8 Maximum front fence height</p> <table border="1" data-bbox="443 619 1093 746"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>Deemed to Comply</p> <p>There is no front fence to be constructed</p> <p>The front fence is 1.5m (other Street)/2m (Streets in a Transport Zone 2) in height.</p> <p>Not Applicable No front fence is proposed as part of this permit application.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The setback, height and appearance of front fences on adjacent properties. The extent to which slope and retaining walls reduce the effective height of the front fence. Whether the fence is needed to minimise noise intrusion. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>
Street context	Maximum front fence height									
Streets in a Transport Zone 2	2 metres									
Other streets	1.5 metres									

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55.03 Liveability

<p>55.03-1 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3-1 Developments include at least:</p> <ul style="list-style-type: none"> • 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 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The development proposes INSERT number of dwellings which requires INSERT one bedroom dwelling/s, INSERT two bedroom dwelling/s, INSERT three bedroom dwelling/s.</p> <p>This has been provided in the form of INSERT one bedroom dwelling/s, INSERT two bedroom dwelling/s, INSERT three bedroom dwelling/s.</p> <p>Not Applicable Fewer than ten dwellings are proposed.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • whether the development provides a range of dwelling sizes and types to meet diverse household needs. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>
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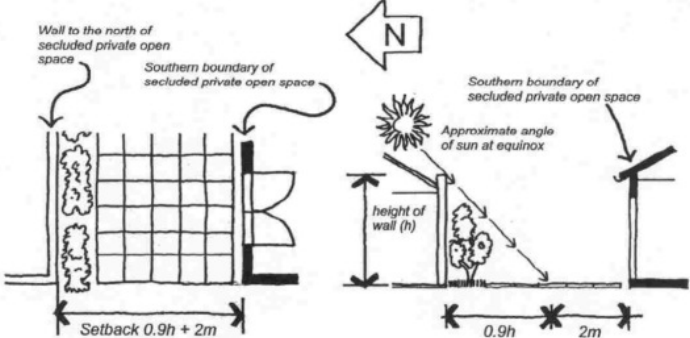
			Plan Reference	Right of Appeal
<p>55.03-2 Parking location objective To minimise the impact of vehicle noise within developments on residents</p>	<p>Standard B3-2 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <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 window sills 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>	<p>Deemed to Comply</p> <p><i>Existing residence – 2 car spaces (sheltered) are provided.</i></p> <p><i>Proposed residence – 3 bedrooms – 1 car space (sheltered) is provided.</i></p> <p>Accessways and car parks are located at least 1.5 metres from the windows of habitable rooms.</p> <p>Accessways and car parks are located at least 1 metre from the windows of habitable rooms where there is a solid fence with a height of at least 1.5m.</p> <p>Accessways and car parks are located at least 1 metre from the windows of habitable rooms where the window sill is at least 1.5m above ground level.</p> <p>While the setback has not been achieved, the accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the design response has been considered as follows.</p> <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		<p>No, standard met</p>

<p>55.03-3 Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents</p>	<p>Standard B3-3 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>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The development is designed to provide passive surveillance of INSERT Street/a vehicle accessway/public open space through a direct view from a balcony or habitable room window from dwellings INSERT.</p> <p>The total cumulative width of site services within 3m of a street is INSERT metres which is no more than 20% of the width of the frontage and are screened from view or located behind a fence which is no more than 25% transparent.</p> <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and are communally located where applicable.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. 	<p>Plan Reference</p>	<p>Right of Appeal No</p>

		<p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.03-4 Entry objective To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>Apartment development and residential building with a shared entry An apartment development and each residential building has:</p> <ul style="list-style-type: none"> • 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. 	<p>Deemed to Comply</p> <p><i>Utility services and infrastructure are available to the site.</i> <i>The proposal will take advantage of available capacity within those services to comply with Standard B4.</i></p> <p>Each dwelling/residential building has a direct line of sight from the street/accessway/shared walkway, is not accessed through a garage and has an external covered area of 1.44sqm with a minimum dimension of 1.2m over the door entry.</p> <p>Or</p> <p>The apartment development/residential building has a ground level entry door/gate/walkway with a direct line of sight from the street, accessway or shared walkway, has an external covered area of 1.44sqm with a minimum dimension of 1.2m over the entry door to the building and has shared corridors and common areas with at least one source of natural light and ventilation in the form of INSERT.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

		<p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • Whether the entry is visible and easily identifiable from the streets and other public areas. • Whether the entry provides shelter, a sense of address and a transitional space around the entry. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.03-5 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B3-5 A dwelling or residential building has private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building has private open space with direct access from a living room, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres with a minimum dimension of 3m width; or • An area on a roof of at least 10 square metres with a minimum width of 2 metres. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone:</p> <ul style="list-style-type: none"> • The area and dimensions specified in the schedule must be 25 square metres or less; and 	<p>Deemed to Comply</p> <p>328.35 sqm spos to the SCHEDULE 2 - LOW RESIDENTIAL requires 25 sqm/</p> <p>An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres with direct access from a living room/dining area/kitchen has been provided for dwellings/apartments INSERT.</p> <p>A balcony area of at least INSERT square metres with a minimum dimension of INSERT metres with direct access from a living room/dining area/kitchen has been provided for dwellings/apartments INSERT in accordance with Table B3-5.</p> <p>An area on a podium level or similar of at least 15 square metres with a minimum width of 3 metres with direct access from a living room/dining area/kitchen has been provided for</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>

	<ul style="list-style-type: none"> 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. <p>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.</p> <p>Where ground level private open space is provided, an area for clothes drying is provided.</p> <p>Table B3-5 Private open space for a balcony</p> <table border="1"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 bedroom dwelling	12 square metres	2.4 metres	<p>dwelling/apartments INSERT.</p> <p>A roof area of at least 10 square metres and a minimum width of 3 metres with direct access from a living room/dining area/kitchen has been provided for dwelling/apartments INSERT.</p> <p>An additional 1.5 square metres has been provided as a cooling/heating unit is located in the secluded private open space or private open space areas of dwelling/apartments INSERT.</p> <p>Clothes drying has been provided in the ground level private open space of dwelling/apartments INSERT.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> The design response. The useability of the private open space, including its size and accessibility. The availability of and access to public or communal open space. The orientation of the lot to the street and the sun. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																							
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																							
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres																							
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres																							
	2 bedroom dwelling	8 square metres	2 metres																							
	3 bedroom dwelling	12 square metres	2.4 metres																							

<p>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.</p>	<p>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</p> 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>All proposed secluded private open space receives adequate solar access.</p> <p>The wall located on the northern side of the proposed secluded private open space is INSERT metres high, requiring the southern boundary of the proposed secluded private open space to be set back INSERT metres from the wall. The southern boundary is set back INSERT metres from the north wall in accordance with the standard.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The useability and amenity of the secluded private open space based on the sunlight it will receive. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>
<p>55.03-7 Functional layout objective To ensure dwellings provide functional areas</p>	<p>Standard B3-7 Bedrooms:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table B3-7.1. 	<p>Deemed to Comply</p> <p>Insert Plan Image</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

<p>that meet the needs of residents.</p>	<ul style="list-style-type: none"> Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <p>Table B3-7.1 Bedroom dimensions</p> <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <table border="1"> <caption>Table B3-7.2 Living area dimensions</caption> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>All dwelling/apartments are provided with a main bedroom with a width and depth of not less than 3.0m x 3.4m, and other bedrooms of not less than 3.0m x 3.0m and all excluding areas provided for a wardrobe.</p> <p>An additional area of 0.8 square metres has been provided to accommodate a wardrobe.</p> <p>All studio and 1 bedroom dwelling/apartments are provided with a living area (excluding dining and kitchen areas) with an internal room width of not less than 3.3m and area of not less than 10 square metres.</p> <p>All 2 or more bedroom dwelling/apartments are provided with a living area (excluding dining and kitchen areas) with an internal room width of not less than 3.6m and area of not less than 12 square metres.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> The design response. The useability and amenity of habitable rooms. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
Bedroom type	Minimum width	Minimum depth																				
Main bedroom	3 metres	3.4 metres																				
All other bedrooms	3 metres	3 metres																				
Dwelling type	Minimum width	Minimum area																				
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																				
2 or more bedroom dwelling	3.6 metres	12 sqm																				
<p>55.03-8 Room</p>	<p>Standard B3-8</p>	<p>Deemed to Comply</p>	<p>Plan</p>	<p>Right of</p>																		

depth objective			Reference	Appeal No
<p>To allow adequate daylight into single aspect habitable rooms.</p>	<p>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.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • 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. <p>In Clause 55.03-8, a single aspect habitable room is a habitable room with windows on only one wall</p>	<p>Insert Plan Image</p> <p>The minimum proposed single aspect habitable room ceiling height is INSERT metres requiring a maximum room depth of not more than INSERT metres. The maximum room depth is INSERT metres.</p> <p>All single aspect habitable rooms with a ceiling height of at least 2.7 metres have a maximum room depth of not more than 9 metres, are a combined living area, dining area and kitchen with the kitchen furthest from the window and an overhang does not extend more than 2m beyond the window of the single aspect habitable room.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. • The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms. • Any overhang above habitable room windows that limits daylight access. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		

<p>55.03-9 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>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.</p> <p>Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> • 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. <p>Dwelling in or forming part of an apartment development</p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:</p> <ul style="list-style-type: none"> • 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 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>All habitable room windows are located on an external wall.</p> <p>All habitable room windows face:</p> <ul style="list-style-type: none"> • 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. <p>Dwelling in an apartment development Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area has:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times when measured from the external surface of the window. • A window clear to the sky <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

		<p>considered:</p> <ul style="list-style-type: none"> • The design response. • The extent to which habitable rooms are provided with reasonable daylight access through the number, size, location and orientation of windows. • The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. • Whether there are other windows in the habitable room which have access to daylight. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.03-10 Natural ventilation objective To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>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:</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>Each dwelling has openable windows, doors or other ventilation devices in external walls of the building that provides for:</p> <ul style="list-style-type: none"> • 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. <p>Dwellings in apartment developments At least 40 per cent of the dwellings in the apartment development have openable windows, doors or other ventilation devices in external walls of the building that provides for:</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

	<ul style="list-style-type: none"> • 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. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<ul style="list-style-type: none"> • 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. <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The size, orientation, slope and wind exposure of the site. • The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation. • Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.03-11 Storage objective To provide adequate storage facilities for each dwelling.</p>	<p>Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p>Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>Each dwelling has been provided with exclusive access to 6 cubic metres of externally accessible, secure storage shown to be located in the INSERT of each dwelling.</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

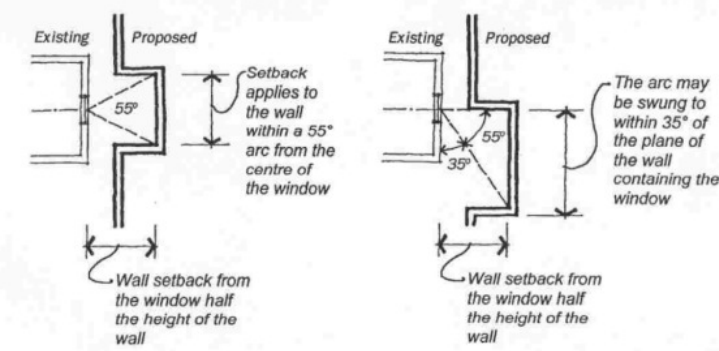
	<p>total minimum storage volume that is specified in Table B3-11.</p> <p>Table B3-11 Storage</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>Dwellings in an apartment development</p> <p>Each studio has been provided with exclusive access to a minimum total of 8 cubic metres with a minimum 5 cubic metres in the dwelling</p> <p>Each 1 bedroom dwelling has been provided with exclusive access to a minimum total of 10 cubic metres with a minimum 6 cubic metres in the dwelling</p> <p>Each 2 bedroom dwelling has been provided with exclusive access to a minimum total of 14 cubic metres with a minimum 9 cubic metres in the dwelling</p> <p>Each 3 or more bedroom dwelling has been provided with exclusive access to a minimum total of 18 cubic metres with a minimum 12 cubic metres in the dwelling</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The useability, functionality and location of storage facilities provided for the dwelling <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
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																	
<p>55.03-12 Accessibility for apartment</p>	<p>Standard B3-12 At least 50 per cent of dwellings in or forming part of an</p>	<p>N/A No apartments are proposed.</p>	<p>Plan Reference</p>	<p>Right of Appeal</p>															

<p>developments objective To ensure the design of dwellings meets the needs of people with limited mobility</p>	<p>apartment development have:</p> <ul style="list-style-type: none"> • 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. 	<p>Deemed to Comply Apartments INSERT all provide accessible entries with clear paths to accessible bathrooms in accordance with the Standard.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>There are no relevant decision guidelines for this objective.</p>		<p>No</p>
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Table B3-12 Bathroom design		
	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

55.04 External Amenity

55.04-1 Daylight to existing windows objective To allow adequate daylight into	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	Deemed to Comply Insert Plan Image The required light court of 3 square metres with	Plan Reference	Right of Appeal No, standard met
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<p>existing habitable room windows.</p>	<p>include land on the abutting lot.</p> <p>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.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>Diagram B4-1 Daylight to existing windows</p> 	<p>a minimum dimension of 1 metre clear to the sky has been achieved and all windows have access to the required level of daylight.</p> <p>The proposed wall/carport is more than 3m in height at INSERT metres. The wall/carport has been setback INSERT metres which is 50% of the proposed wall height.</p> <p>Not Applicable</p> <p>There are no existing habitable room windows opposite the proposed buildings that require consideration.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the existing dwelling or small second dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. • The impact on the amenity of existing dwellings. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		<p>Yes, standard varied</p>
<p>55.04-2 Existing north facing</p>	<p>Standard B4-2 Where a north-facing habitable room window of a</p>	<p>Deemed to Comply</p>	<p>Plan Reference</p>	<p>Right of Appeal</p>

<p>windows objective To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p> <ul style="list-style-type: none"> • A new building is to be set back from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard, a north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Insert Plan Image</p> <p>There is a north facing window on the neighbouring dwelling to the INSERT. The proposed building has been setback INSERT meeting the standard.</p> <p>Not Applicable There are no north facing habitable room windows on abutting lots that require consideration.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling. • The impact on the amenity of existing dwellings or small second dwellings. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	<p>No,</p>
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	<p>Diagram B4-2.1 North-facing windows</p> <p>Diagram B4-2.2 North-facing windows</p>			
<p>55.04-3 Overshadowing secluded open</p>	<p>Standard B4-3 The area of secluded private open space that is not overshadowed by the new development is greater than 50</p>	<p>Deemed to Comply Insert Plan Image</p>	<p>Plan Reference</p>	<p>Right of Appeal No,</p>

<p>space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>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.</p> <p>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</p>	<p>The extent of overshadowing associated with the proposed development is within the requirements of the standard as:</p> <p>More than 50% of the SPOS or 25sqm with a minimum dimension of 3m is not overshadowed for a minimum of 5 hours between 9am and 3pm on 22 September</p> <p>Not Applicable There is no secluded private open space on adjoining land that requires consideration.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The impact on the amenity of existing dwellings or small second dwelling. • Existing sunlight penetration to the secluded private open space of the existing dwelling or small second dwelling. • The time of day that sunlight will be available to the secluded private open space of the existing dwelling or small second dwelling. • The effect of a reduction in sunlight on the existing use of the existing secluded private open space. <p>INSERT RESPONSE TO THE ABOVE</p>	<p>standard met</p>
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		DECISION GUIDELINES		
<p>55.04-4 Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B4-4</p> <p>In Clause 55.04-4 a habitable room does not include a bedroom.</p> <p>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.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins. <p>Obscure glazing in any part of the window below 1.7 metres</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The development is designed to meet the requirements of the standard with overlooking into existing secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of:</p> <p>INSERT</p> <p>Not Applicable</p> <p>There are no habitable room windows or secluded private open space on adjoining land that require consideration.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The impact on the amenity of the secluded private open space or habitable room window. • The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. • The internal daylight to and amenity of the proposed dwelling or residential building. 	<p>Plan Reference</p>	<p>Right of Appeal</p> <p>No, standard met</p>

	<p>above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Diagram B4-4 Overlooking</p>	<p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>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.</p>	<p>Standard B4-5 In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>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:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The development is designed to meet the requirements of the standard with overlooking into proposed secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of:</p> <p>INSERT</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

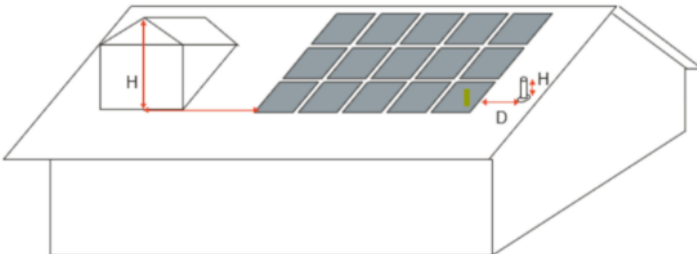
	<ul style="list-style-type: none"> • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. <p>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</p>	<p>Not Applicable There is no proposed internal overlooking that require consideration.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the design response has been considered as follows:</p> <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
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55.05 Sustainability

<p>55.05-1 Permeability and stormwater management objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Standard B5-1</p> <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. 	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>The site retains 65.43 per cent permeability, assisting in on site stormwater filtration.</p> <p>A STORM/MUSIC report has been provided which corresponds with the assessment plans which show suitably sized rainwater tanks and/or raingardens to meet best practice to meet EPA Publication 1739.1, 2021 with</p>	<p>Plan Reference</p>	<p>Right of Appeal</p> <p>No, standard met</p>
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<p>To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling</p>	<p>– Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load.</p> <p>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.</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. 	<p>stormwater directed to flow into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The capacity of the site to incorporate stormwater retention and reuse. • The existing site coverage and any constraints imposed by existing development. • The capacity of the drainage network to accommodate additional stormwater. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.05-2 Overshadowing domestic solar energy systems To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on</p>	<p>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.</p> <p>This standard applies to an existing building in a Township</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>There is an existing domestic solar system on the adjoining building to the INSERT.</p> <p>Overshadowing diagrams demonstrate that the domestic solar system will not be overshadowed at anytime between 9am and</p>	<p>Plan Reference</p>	<p>Right of Appeal No, standard met</p>

<p>the roofs of buildings</p>	<p>Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2, domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>4pm on 22 September. or Overshadowing diagrams demonstrate that the domestic solar system will be overshadowed between 9am and 4pm on 22 September. The building has been setback INSERT metres in accordance with the Standard.</p> <p>N/A There are no existing domestic solar energy systems on adjoining buildings that require consideration. or The site is located in the Residential/Mixed Use Zone/Housing Choice and Transport Zone.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.05-3 Rooftop solar energy generation area</p>	<p>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</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

<p>objective</p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>	<p>installation of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • 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. <p>Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area</p>  <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p> <p>Table B5-3 Minimum rooftop solar energy generation area</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> </tbody> </table>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	<p>The submitted plans demonstrate that each dwelling:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area of INSERT sqm in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Is an contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The size and orientation of the building. • The availability of solar access to the rooftop. • The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
Number of bedrooms	Minimum roof area									
1 bedroom dwelling	15 square metres									
2 or 3 bedroom dwelling	26 square metres									

	<table border="1"> <tr> <td>Number of bedrooms</td> <td>Minimum roof area</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </table> <p>This standard does not apply to apartments and residential buildings.</p>	Number of bedrooms	Minimum roof area	4 or more bedroom dwelling	34 square metres	<p>N/A</p> <p>This is an apartment or residential building development.</p>		
Number of bedrooms	Minimum roof area							
4 or more bedroom dwelling	34 square metres							
<p>55.05-4 Solar protection to new north facing windows objective</p> <p>To encourage external shading of north facing windows to minimise summer heat gain</p>	<p>Standard B5-4</p> <p>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.</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of INSERT metres being 0.25 x the window height of INSERT metres.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • The size and orientation of the lot. • The type and useability of external solar shading devices, including alternative design responses. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>	Plan Reference	Right of Appeal No, standard met				
<p>55.05-5 Waste and recycling</p>	<p>Standard B5-5 Dwelling (other than a dwelling in or forming part of an</p>	<p>Deemed to Comply</p>	Plan Reference	Right of Appeal				

<p>objective</p> <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>	<p>apartment development)</p> <p>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.</p> <p>Table B5-5.1 Bin storage</p> <table border="1"> <thead> <tr> <th>Type of bin storage area</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>Individual bin storage area for a dwelling.</td> <td>1.8 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 3 dwellings or less.</td> <td>5.4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 4 or more dwellings.</td> <td>1 square metre per dwelling plus 4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> </tbody> </table> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> The shared bin storage area: <ul style="list-style-type: none"> 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. <p>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.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p> <p>Dwelling in or forming part of an apartment development</p> <p>The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and</p>	Type of bin storage area	Minimum area	Minimum depth	Minimum height	Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres	Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres	Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres	<p>This is a large site there are multiple areas for bins.</p> <p>Each dwelling has been provided with individual bin storage of a minimum area of 1.8sqm, with a minimum depth of 0.8m and a minimum height of 1.8m.</p> <p>or</p> <p>A shared bin area has been provided with a minimum area of 5.4sqm, with a minimum depth of 0.8m and a minimum height of 1.8m. The shared bin area is within 40m of the kerbside collection point and 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.</p> <p>The accessway has bene designed that a private bin collection vehicle can enter and exist in a frow3ard direction.</p> <p>or</p> <p>A shared bin area has been provided with a minimum area of 1sqm per dwelling plus 4sqm, with a minimum depth of 0.8m and a minimum height of 1.8m. The shared bin area is within 40m of the kerbside collection point and 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.</p> <p>The accessway has been designed that a private bin collection vehicle can enter and exist in a frow3ard direction.</p> <p>Dwelling in or forming part of an apartment development</p>		<p>No, standard met</p>
Type of bin storage area	Minimum area	Minimum depth	Minimum height																	
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres																	
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres																	
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres																	

	<p>height specified in Table B5-5.2.</p> <p>Table B5-5.2 Apartment bin storage</p> <table border="1"> <thead> <tr> <th>Number of dwellings</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>15 or less dwellings</td> <td>0.7 square metres per dwelling in a shared waste storage area</td> <td>0.8 metres</td> <td>2.7 metres</td> </tr> <tr> <td>16 to 55 dwellings</td> <td>0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> <tr> <td>56 or more dwellings</td> <td>0.5 square metres per dwelling in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> </tbody> </table> <p>Enclosed bin storage areas are ventilated by:</p> <ul style="list-style-type: none"> 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. <p>A tap and drain is provided to wash bins.</p> <p>A continuous path of travel is provided from each dwelling to bin storage areas.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p>	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	<p>A shared bin storage area of INSERT sqm (0.7sqm x INSERT of dwellings) with a minimum depth of 0.8m and a minimum height of 2.7m has been provided.</p> <p>or</p> <p>A shared bin storage area of INSERT sqm (0.5sqm x INSERT of dwellings plus 5sqm) with a minimum depth of 1m and a minimum height of 2.7m has been provided.</p> <p>or</p> <p>A shared bin storage area of INSERT sqm (0.5sqm x INSERT of dwellings) with a minimum depth of 1m and a minimum height of 2.7m has been provided.</p> <p>The 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 are provided and there is a continuous path of travel from each dwelling to the bin storage area.</p> <p>In addition, each dwelling has an internal waste and recycling space of at least 0.07 cubic metres with a minimum depth of 250mm.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> The design response, including a Waste Management Plan. 		
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																	

		<ul style="list-style-type: none"> Any relevant waste and recycling objective, policy or statement set out in this planning scheme. The functionality and accessibility of waste and recycling facilities, including for people with limited mobility. Whether facilities are provided for on-site reuse or management of food and garden organics through composting or other waste recovery. Whether waste and recycling facilities are designed to meet the better practice design options specified in Waste management and recycling in multi-unit developments (Sustainability Victoria, 2019). <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.05-6 Noise impacts objective To minimise the impact of mechanical plant noise located in the development</p>	<p>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.</p>	<p>Deemed to Comply</p> <p><i>Mechanical plant will be located to comply with this standard.</i></p> <p>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 Or Mechanical plant, including mechanical car storage and lift facilities are located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings however a solid barrier is in place to provide a line of sight</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

		<p>barrier to transmission of noise and the location of all relevant bedrooms.</p> <p>Not Applicable There are no external noise sources that require consideration as part of this application.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • The design response. • Whether the impact of potential noise sources within a development have been mitigated through design, location and siting. • Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling or small second dwelling and the site context. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
<p>55.05-7 Energy efficiency for apartment dwellings To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate</p>	<p>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.</p>	<p>Deemed to Comply</p> <p>Insert Plan Image</p> <p>Climate Zone 60 Tullamarine</p> <p>Each dwelling has been provided with a maximum cooling load of 22 MJ/M2 per annum.</p>	<p>Plan Reference</p>	<p>Right of Appeal No</p>

<p>thermal efficiency.</p>	<table border="1"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M² per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table> <p>Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</p>	NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	<p>or Climate Zone 64 Cape Otway</p> <p>Each dwelling has been provided with a maximum cooling load of 19 MJ/M² per annum.</p> <p>N/A This is not an apartment development.</p> <p>Variation</p> <p>INSERT WHAT THE VARIATION IS</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> • 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. <p>INSERT RESPONSE TO THE ABOVE DECISION GUIDELINES</p>		
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Conclusion:

This residential development proposal, located within close proximity to schools, transport and recreational facilities, is commensurate with The City of Greater Geelong’s vision for increased density residential development in this precinct.

We believe that the design response accommodates the issues under Clause 55 and results in a development that provides a sense of home for future occupants with comfortable, secure and energy efficient residences.

Haidin Demaj