

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

Date of Plans Assessed: 19 MAY 2025

Application Address: 204 KILGOUR STREET, GEELONG

Prepared by: mi projects Kruno Madjeric 0419 594 981

### APPLICATION REQUIREMENTS

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

- A site description – Clause 55.01-1.
- A design response including a landscape plan – Clause 55.01-2.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

### CLAUSE 55 ASSESSMENT

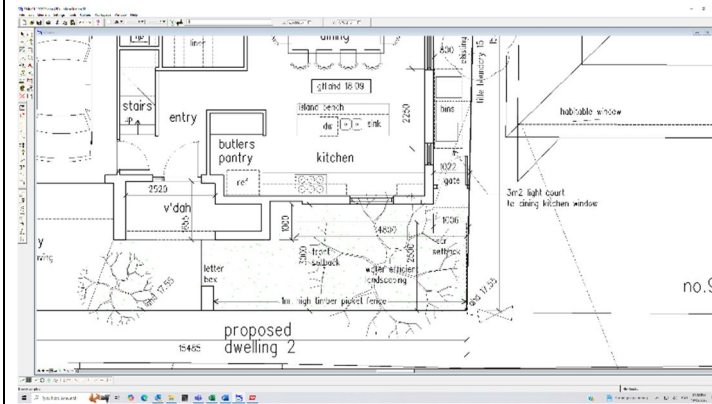
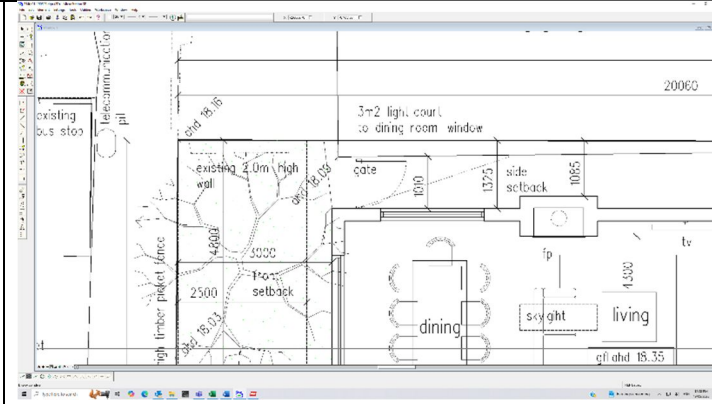
The following objectives and standards are current up to and including Amendment VC267 on 6/3/2025 and Amendment VC276 2/4/2025.

#### 55.02 Neighbourhood character

55.02-1 Street setback objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Standard B2-1 Walls of buildings are set back from streets: <ul style="list-style-type: none"><li>• 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</li><li>• If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.</li></ul> 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.	Variation	Plan Reference  754-TP-01-B	Right of Appeal  Yes, standard varied

**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>



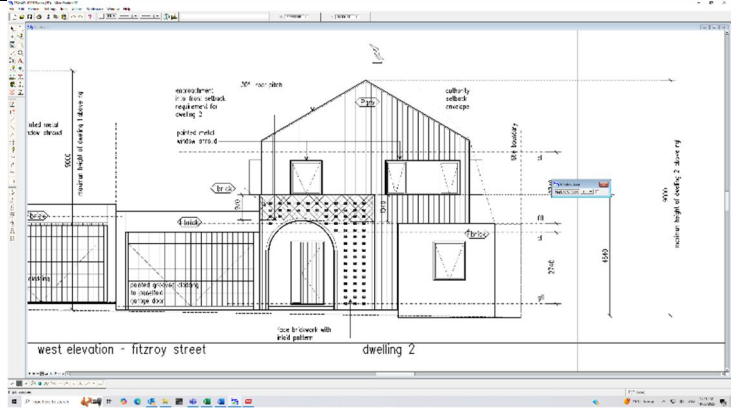
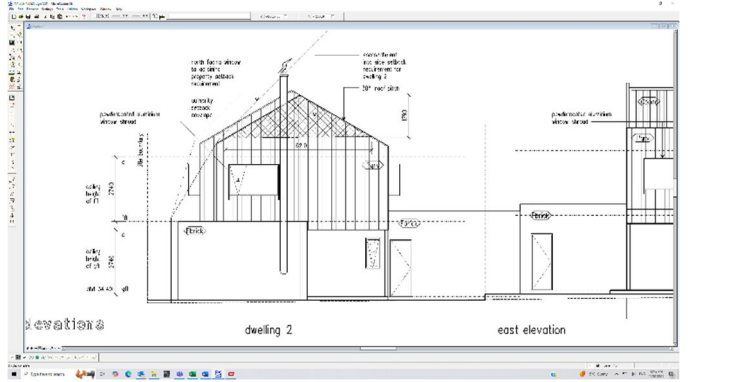
The site is located on a corner lot and the front setback of the adjoining building fronting Kilgour Street is 3m. The front setback should be 3m to meet the Standard.

The side setback of the front dwelling is 2m which is the lesser setback and meets the Standard.

The front wall of the dwelling fronting the side street should be setback 3m which is the lesser setback.

		<p>Whilst both front walls are setback 3m, a variation is sought to this Standard as the proposed verandahs are over 3.6m in height and therefore are not an allowable encroachment.</p> <p>Therefore, the proposed front setbacks for both dwellings are 2m. A variation of 1m to the Standard.</p> <p>In support of the variation, the following has been considered:</p> <ul style="list-style-type: none"> <li>• The design response.</li> <li>• Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.</li> <li>• The visual impact of the building when viewed from the street and from adjoining properties.</li> <li>• Whether a different setback affects the ability to retain or plant canopy trees.</li> </ul> <p>The corner lots at the intersection of Kilgour Street and Fitzroy Street contain developments which vary significantly from the adjoining properties. They're either commercial in nature or of a different building class. The buildings have zero setback from the street or have minimal setback.</p> <p>The verandah's although exceeding the height of the Standard have a building as a backdrop and the height is not read as a stand alone element. The verandah's are aesthetically designed to be a feature of the dwellings and without the additional height would not be able to create the pattern in the brickwork.</p> <p>The verandah's propose to exceed the maximum 3.6m height by 0.9m to dwelling 1 and 1.04m to dwelling 2. The additional height will be set in front of a two storey element having negligible impact on the street.</p>		
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<p><b>55.02-2 Building height objective</b> To ensure that the height of buildings responds the existing or</p>	<p><b>Standard B2-2</b> 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</p>	<p><b>Deemed to Comply</b></p>	<p><b>Plan Reference</b>  754-TP-03-B</p>	<p><b>Right of Appeal</b>  No, standard met</p>

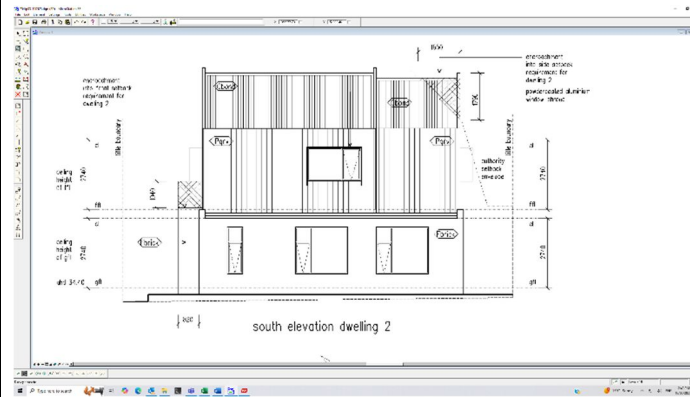
<p>preferred neighbourhood character.</p>	<p>the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	 <p>The Standard permits a maximum building height of 9 metres and 2 storeys. The proposed maximum building height of 9 metres and 2 storeys meets the standard.</p>		
<p><b>55.02-3 Side and rear setbacks objective</b></p> <p>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</p>	<p><b>Standard B2-3</b></p> <p>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"> <li>• 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.</li> <li>• 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</li> </ul>	<p><b>Variation</b></p> 	<p><b>Plan Reference</b></p> <p>754-TP-03-B</p>	<p><b>Right of Appeal</b></p> <p>Yes, standard varied</p>

dwellings or small second dwellings.

the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

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

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.



The proposal has been assessed against B2-3.1.

The side setback requirement to the east elevation of dwelling 2 exceeds the minimum setback from a side boundary. The gable roof form has a maximum height of 8.75m with a setback of 2.075m. The required setback for a height of 8.75m is 3.85. The maximum height permitted 2.075m from a side boundary is 6.975m. The proposal is 1.775m higher than permitted.

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

- The form is triangular and tapers up to the maximum height,
- The reason is to retain a simplistic roof form which provides for a better aesthetic outcome,
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings is negligible,
- The wall is not opposite any built form,

Diagram B2-3.1 Side and rear setbacks

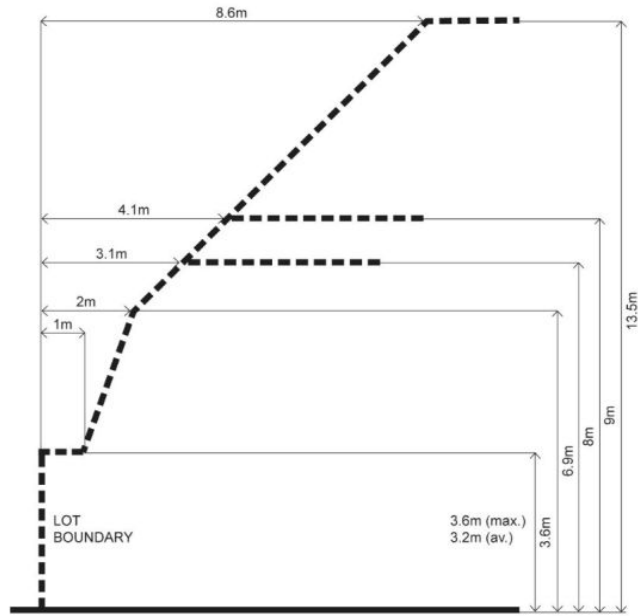
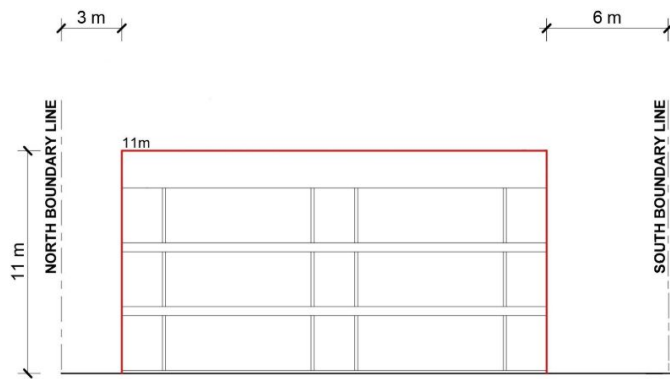


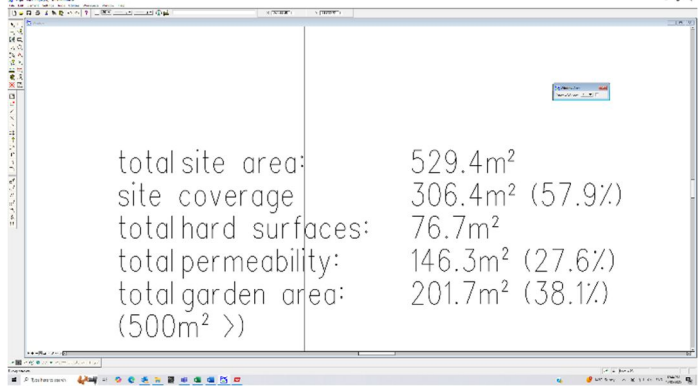
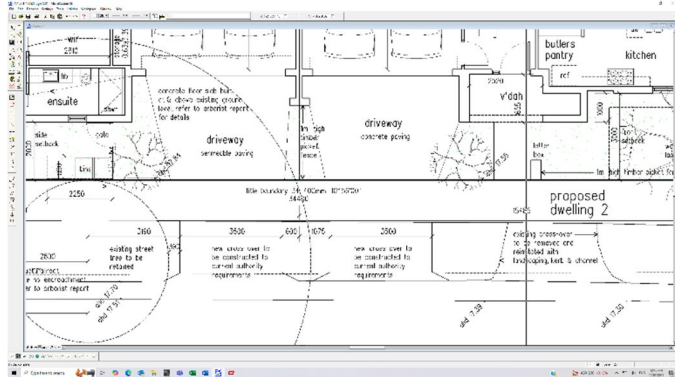
Diagram B2-3.2 Side and rear setbacks

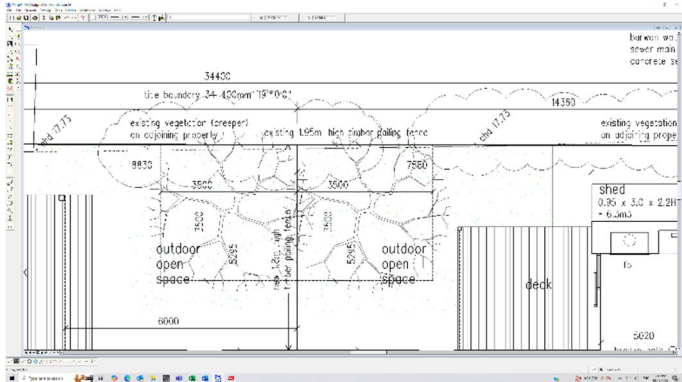


- By amending the wall to comply with the standard there is no improvement in amenity to the adjoining SPOS or habitable room windows.

The remainder of the side and rear setback requirements have been achieved demonstrated by the envelope graphically represented on the drawings.

<p><b>55.02-4 Walls on boundaries objective</b></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><b>Standard B2-4</b></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"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</li> </ul> <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><b>Not Applicable</b></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><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No, standard not applicable.</p>
<p><b>55.02-5 Site coverage objective</b></p> <p>To ensure that the site coverage responds to the existing or</p>	<p><b>Standard B2-5</b></p> <p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum site coverage specified in a schedule to a zone; or</li> </ul>	<p><b>Deemed to Comply</b></p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No, standard met</p>

<p>preferred neighbourhood character and responds to the features of the site.</p>	<ul style="list-style-type: none"> <li>If no maximum site coverage specified in a schedule to a zone, the percentage specified in Table B2-5:</li> </ul> <p><b>Table B2-5 Site coverage</b></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 maximum site coverage specified for this site is 60 percent as per Table B2-5. The proposed site coverage of buildings is 57.9 percent of the site, which meets the standard.</p>		
Zone	Area																	
Neighbourhood Residential Zone	60 per cent																	
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Housing Choice and Transport Zone																		
<p><b>55.02-6 Access objective</b> To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</p>	<p><b>Standard B2-6</b> The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> <li>33 per cent of the street frontage, or</li> <li>40 per cent of the street frontage if the width of the street frontage is less than 20 metres.</li> </ul> <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><b>Deemed to Comply</b></p> 	<p><b>Plan Reference</b> 754-TP-01-B</p>	<p><b>Right of Appeal</b> No, standard met</p>														

		<p>The existing vehicle crossing is located on Fitzroy Street. The proposal is to fully remove the existing vehicle crossing and reinstate the kerb and channel. Two new vehicle accessways are proposed both of which are on Fitzroy Street. The Fitzroy Street frontage has a total length of 34.4m. The permitted width of accessways for lots with a frontage greater than 20m is 33%.</p> <p>A total of 20.35% of the frontage is proposed to be for vehicle access, which complies with the standard for this site as it's less than 33% of the frontage.</p> <p>The number of access points to a road in a TR22 or TR33 has not increased.</p> <p>The location of the vehicle crossover or accessway does not encroach more than 10% into the TPZ area of the existing street tree.</p>								
<p><b>55.02-7 Tree canopy objective</b></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><b>Standard B2-7</b></p> <p>Provide a minimum canopy cover as specified in Table B2-7.1.</p> <p><b>Table B2-7.1 Canopy cover</b></p> <table border="1" data-bbox="421 1029 1064 1228"> <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> <ul style="list-style-type: none"> <li>Has a height of at least 5 metres,</li> </ul>	Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	<p><b>Deemed to Comply</b></p> 	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></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									

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

- 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:

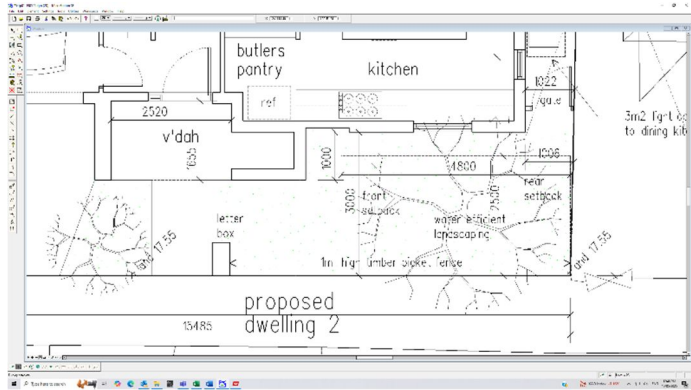
- An area of deep soil as specified in Table B2-7.2; or
- A planter as specified in Table B2-7.2.

There are adequate areas available on site to allow for tree planting which will complement the landscape character of the area.

The site being less than 1000m<sup>2</sup> requires a canopy area of at least 10% of the site area or 52.94m<sup>2</sup>. Trees with a minimum height of 4m and minimum canopy area of 12.6m<sup>2</sup> have been represented on the drawings. 5 trees at this size and area will provide 63m<sup>2</sup> of canopy area or 11.9% of the site area.

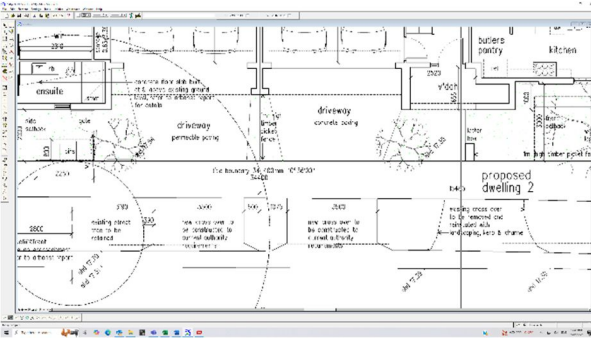
Each tree has been provided with 12m<sup>2</sup> of soil area to grow in with a dimension of at least 2.5m. A heavy dotted line with dimensions is shown for each of the 5 canopy trees.

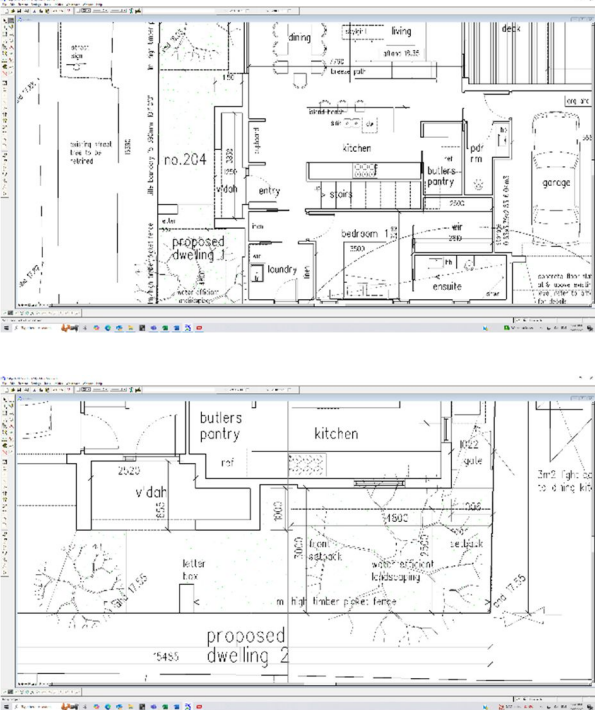
An appropriate landscaping plan has been submitted for assessment.

	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><b>55.02-8 Front Fences</b></p> <p>To encourage front fence design that responds the existing or preferred neighbourhood character.</p>	<p><b>Standard B2-8</b></p> <p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> <li>The maximum height specified in a schedule to the zone, or</li> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</li> </ul> <p><b>Table B2-8 Maximum front fence height</b></p> <table border="1"> <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><b>Deemed to Comply</b></p>  <p>The proposal is for a front fence which is 1.0m in height to the Kilgour Street and part of Fitzroy Street frontages as labelled on the drawings.</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No, standard met</p>
Street context	Maximum front fence height									
Streets in a Transport Zone 2	2 metres									
Other streets	1.5 metres									

### 55.03 Liveability

<p><b>55.03-1 Dwelling diversity objective</b></p> <p>To encourage a range of dwelling sizes and types in developments of</p>	<p><b>Standard B3-1</b></p> <p>Developments include at least:</p> <ul style="list-style-type: none"> <li>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</li> <li>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</li> </ul>	<p><b>Not Applicable</b></p> <p>Fewer than ten dwellings are proposed.</p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p> <p>No</p>
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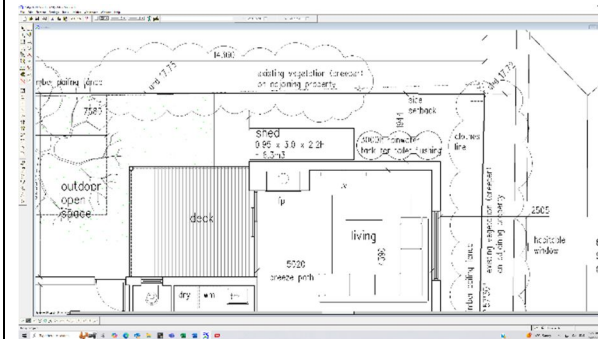
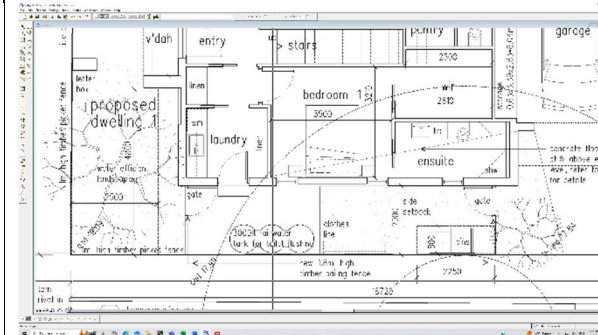
<p>ten or more dwellings.</p>	<ul style="list-style-type: none"> <li>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings</li> </ul>			
<p><b>55.03-2 Parking location objective</b> To minimise the impact of vehicle noise within developments on residents</p>	<p><b>Standard B3-2</b> 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"> <li>1.5 metres; or</li> <li>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</li> <li>1 metre where window sills are at least 1.5 metres above ground level.</li> </ul> <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><b>Deemed to Comply</b></p>  <p>Accessways and car parks are located at least 1.5 metres from the windows of habitable rooms. The accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p>	<p><b>Plan Reference</b>  754-TP-01-B</p>	<p><b>Right of Appeal</b>  No</p>
<p><b>55.03-3 Street integration objective</b> To integrate the layout of development with the street to support the safety and amenity of residents</p>	<p><b>Standard B3-3</b> Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	<p><b>Deemed to Comply</b></p> <p>The development is designed to provide passive surveillance of both streets through direct views from habitable room windows at ground and first floor levels.</p> <p>There are no site services within 3m of the street. Lighting is provided to all external accessways and paths. Mailbox's are provided to each dwelling.</p>	<p><b>Plan Reference</b>  754-TP-01-B 754-TP-02-B</p>	<p><b>Right of Appeal</b>  No</p>

	<p>fence. Screens or fences are to provide no more than 25 per cent transparency.</p> <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><b>55.03-4 Entry objective</b></p> <p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p>	<p><b>Standard B3-4 Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</b></p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> <li>• Has a direct line of sight from a street, accessway or shared walkway.</li> <li>• Is not accessed through a garage.</li> <li>• 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.</li> </ul> <p><b>Apartment development and residential building with a shared entry</b></p> <p>An apartment development and each residential building has:</p> <ul style="list-style-type: none"> <li>• A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.</li> <li>• 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.</li> <li>• Shared corridors and common areas have at least one source of natural light and natural ventilation.</li> </ul>	<p><b>Deemed to Comply</b></p>  <p>Each dwelling has a direct line of sight from the street, is not accessed through a garage and has</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No</p>



**Table B3-5 Private open space for a balcony**

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



**55.03-6 Solar access to open space objective**  
To allow solar access into the secluded private open space of new dwellings and residential buildings.

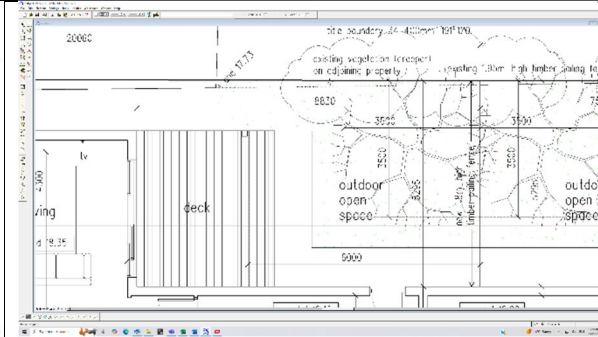
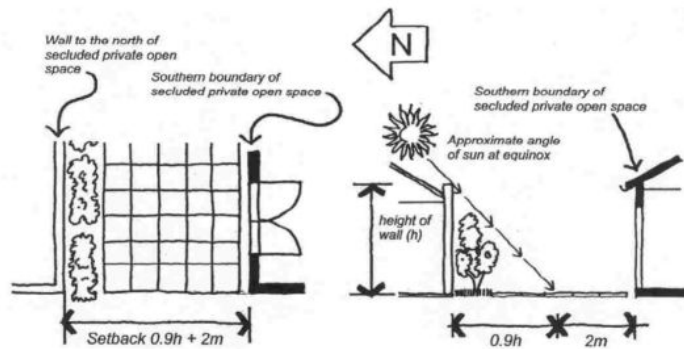
**Standard B3-6**  
The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.

**Deemed to Comply**

**Plan Reference**  
  
754-TP-01-B

**Right of Appeal**  
  
No

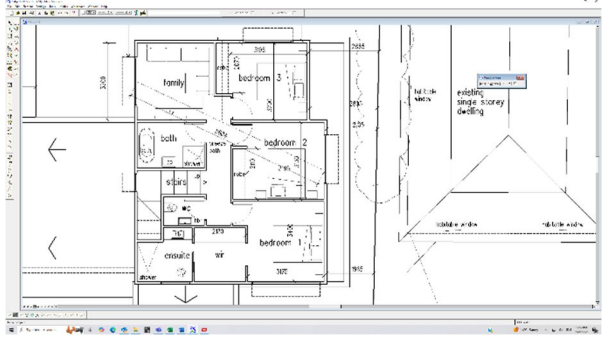
Diagram B3-6 Solar access to open space

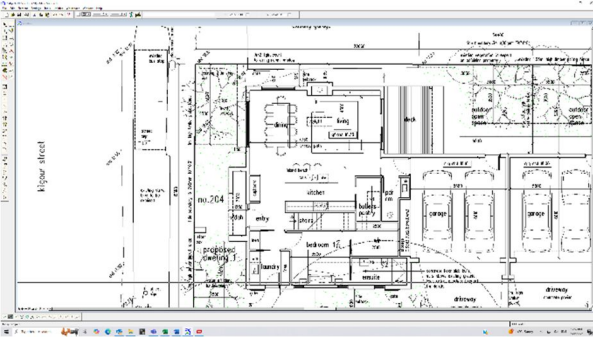
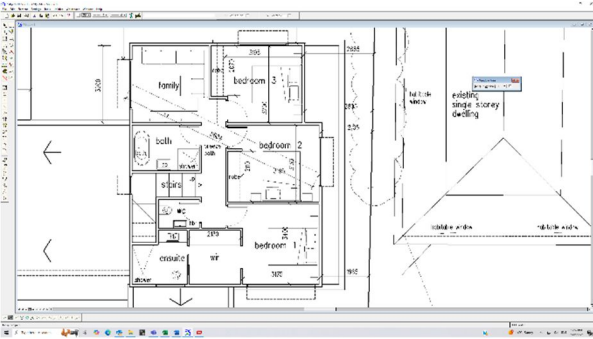


All proposed secluded private open space receives adequate solar access and comply with Standard B3-6.

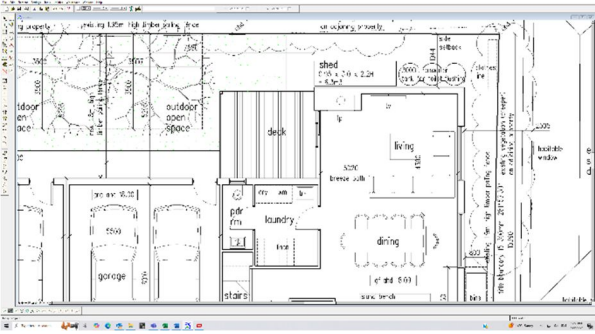
Dwelling 1's secluded private open space is on the south side of the dwelling. The wall height opposite the secluded private open space is 6.65m high and has a depth of 9.49m. The wall protrudes horizontally 1.64m into the space leaving 3.66m with a lower wall height than the calculations. The required depth to comply with this standard is  $2.0m \times (6.65m \times 0.9) = 2.0 + 5.985 = 7.985m$  as the minimum depth. The depth provided from the first floor level wall is 9.49m.

The single storey element being the roof above the external deck has a height of 3.75m above natural ground level. The required depth to comply with this standard from the single storey element is  $2.0m \times (3.75m \times 0.9) = 2.0 + 3.375 = 5.375m$  as a

		<p>minimum depth. The depth provided from the single storey ground floor level wall is 6.0m</p>																				
<p><b>55.03-7 Functional layout objective</b> To ensure dwellings provide functional areas that meet the needs of residents.</p>	<p><b>Standard B3-7</b> Bedrooms:</p> <ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table B3-7.1.</li> <li>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</li> </ul> <p><b>Table B3-7.1 Bedroom dimensions</b></p> <table border="1" data-bbox="465 592 1182 730"> <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" data-bbox="472 927 1167 1209"> <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><b>Deemed to Comply</b></p>  <p>The dimensions of each bedroom are provided on the drawings for each of the dwellings, refer to image above for example of dimensions.</p> <p>Both proposed dwellings are provided with a main bedroom with a width and depth of not less than 3.0m x 3.4m, and other bedrooms of not less than 3.0m x 3.0m excluding areas provided for a wardrobes. An additional area of 0.8 square metres has been provided to accommodate a wardrobe.</p> <p>Dwelling 1 is provided with 21.5m<sup>2</sup> of living area with a minimum dimension of 4.3m. Dwelling 2 is provided with 21.0m<sup>2</sup> of living area with a minimum dimension of 4.39m.</p> <p>The dimension of living areas are shown on the drawings as represented in the image below.</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B 754-TP-02-B</p>	<p><b>Right of Appeal</b></p> <p>No</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><b>55.03-8 Room depth objective</b> To allow adequate daylight into single aspect habitable rooms.</p>	<p><b>Standard B3-8</b> 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"> <li>• The room combines the living area, dining area and kitchen; and</li> <li>• The kitchen is located furthest from the window; and</li> <li>• 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</li> <li>• An overhang extends no more than 2m beyond the window of the single aspect habitable room.</li> </ul> <p>In Clause 55.03-8, a single aspect habitable room is a habitable room with windows on only one wall</p>	<p><b>Deemed to Comply</b></p>  <p>The proposed ceiling height of 2.7m allows single aspect rooms to have a maximum depth of <math>2.7 \times 2.5 = 6.75\text{m}</math>.</p> <p>All habitable rooms with a single aspect have a depth less than 6.75m.</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B 754-TP-02-B</p>	<p><b>Right of Appeal</b></p> <p>No</p>

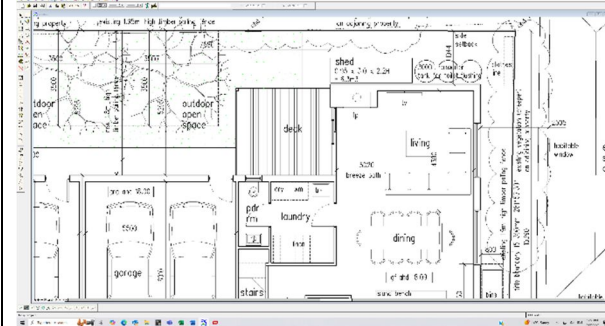
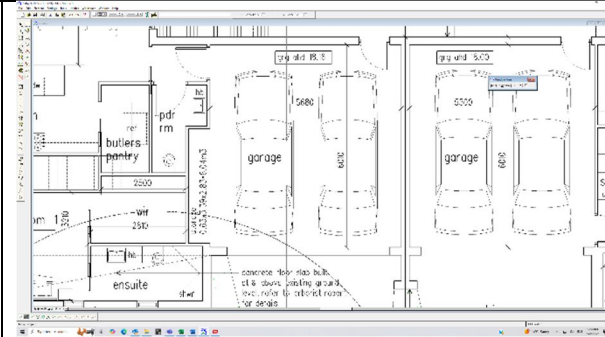
<p><b>55.03-9 Daylight to new windows objective</b></p> <p>To allow adequate daylight into new habitable room windows.</p>	<p><b>Standard B3-9 Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• A verandah provided it is open for at least one third of its perimeter; or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul> <p><b>Dwelling in or forming part of an apartment development</b></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"> <li>• A minimum width of 1.2 metres.</li> <li>• A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> <li>• A window clear to the sky</li> </ul>	<p><b>Deemed to Comply</b></p> <p>All habitable rooms are provided with windows that are located on an external wall and have access to clear sky with a minimum area of 3 square meters and minimum dimension of 1m, not including land on an adjoining lot.</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B 754-TP-02-B</p>	<p><b>Right of Appeal</b></p> <p>No</p>
<p><b>55.03-10 Natural ventilation objective</b></p>	<p><b>Standard B3-10 Dwelling (other than a dwelling in or forming part of an apartment development)</b></p>	<p><b>Deemed to Comply</b></p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p>

<p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same size.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p><b>Dwelling in or forming part of an apartment development</b></p> <p>At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> <li>• A maximum breeze path through the dwelling of 18 metres.</li> <li>• A minimum breeze path through the dwelling of 5 metres.</li> <li>• Ventilation openings with approximately the same size.</li> </ul> <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	 <p>Every habitable room is provided with at least 1 window of which approximately 50% of the window is openable. The cross-ventilation flow paths are greater than 5m and less than 18m at both ground and first floor level for each of the two dwellings. The breeze paths are shown on the drawings and dimensioned as seen in the image above.</p>	<p>754-TP-01-B 754-TP-02-B</p>	<p>No</p>
<p><b>55.03-11 Storage objective</b></p> <p>To provide adequate storage facilities for each dwelling.</p>	<p><b>Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <p>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p><b>Dwelling in or forming part of an apartment development</b></p>	<p>Deemed to Comply</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No</p>

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.

Table B3-11 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres



Each dwelling has been provided with exclusive access to 6 cubic metres of externally accessible, secure storage shown to be located in the garage of dwelling 1 and external yard of dwelling 2.

**55.03-12 Accessibility for apartment developments objective**  
To ensure the design of dwellings meets the needs of

**Standard B3-12**  
At least 50 per cent of dwellings in or forming part of an apartment development have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.

N/A

**Plan Reference**

**Right of Appeal**

No

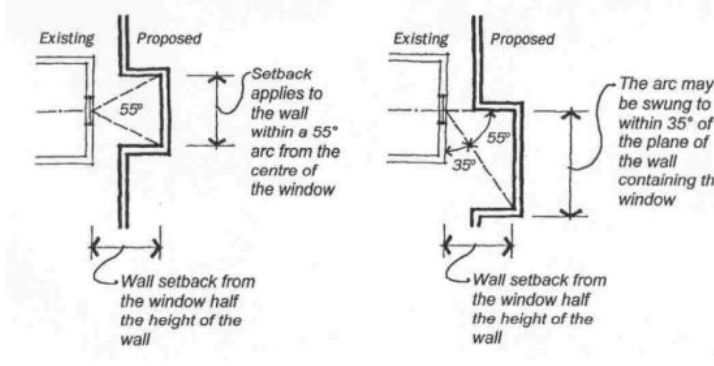
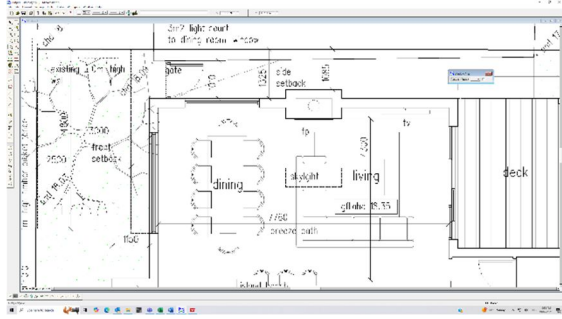
people with limited mobility

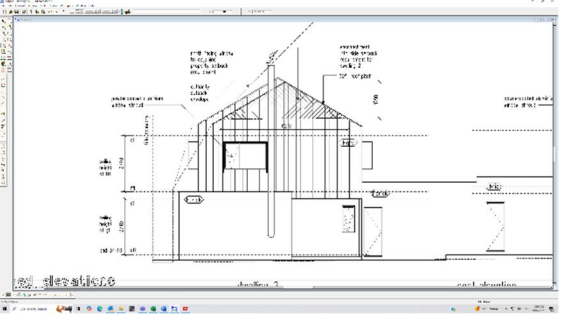
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.

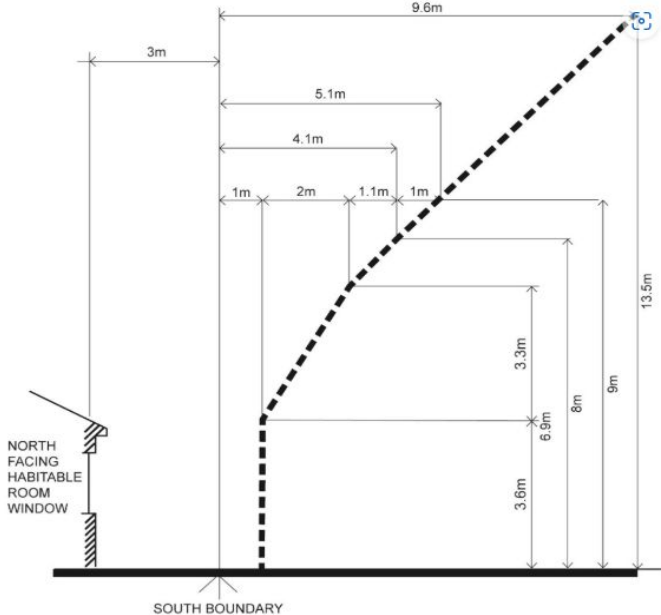
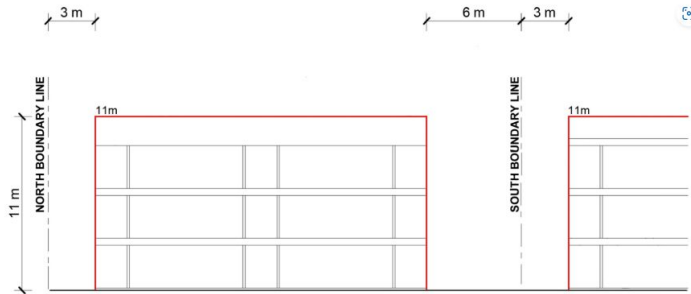
**Table B3-12 Bathroom design**

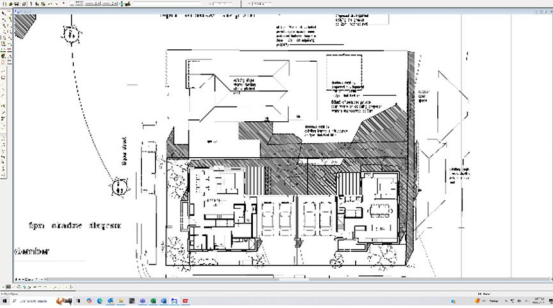
	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> <li>▪ A slide door, or</li> <li>▪ A door that opens outwards, or</li> <li>▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>▪ A slide door, or</li> <li>▪ A door that opens outwards, or</li> <li>▪ A door that opens inwards and has readily removable hinges.</li> </ul>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>▪ A minimum area of 1.2 metres by 1.2 metres.</li> <li>▪ Located in front of the shower and the toilet.</li> <li>▪ Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>▪ A minimum width of 1 metre.</li> <li>▪ The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>▪ Clear of the toilet and basin.</li> </ul> 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.

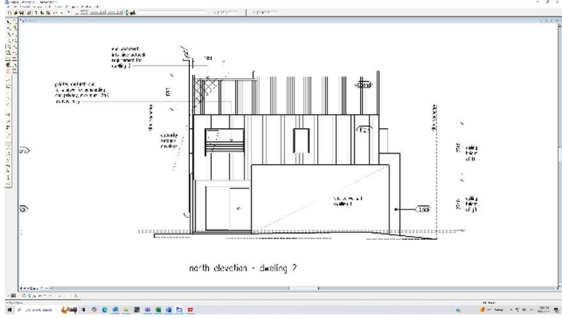
**55.04 External Amenity**

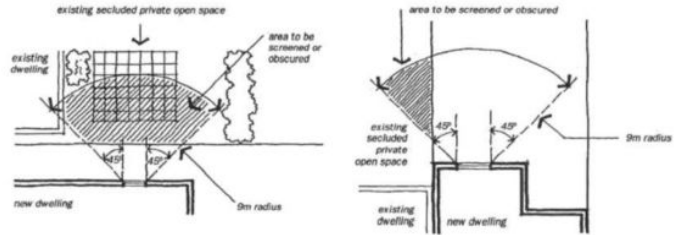
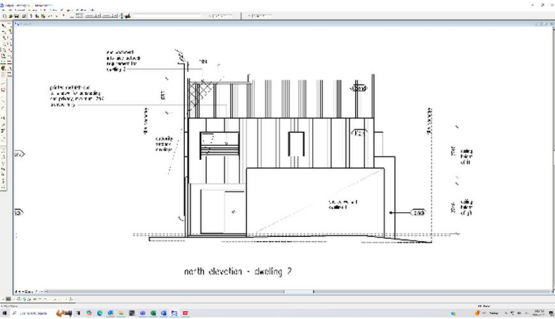
<p><b>55.04-1 Daylight to existing windows objective</b> To allow adequate daylight into existing habitable room windows.</p>	<p><b>Standard B4-1</b> Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.  Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.  Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window. <b>Diagram B4-1 Daylight to existing windows</b></p> 	<p><b>Deemed to Comply</b></p>  <p>The required light court of 3 square metres with a minimum dimension of 1 metre clear to the sky has been achieved and all windows have access to the required level of daylight.  The distance between proposed dwelling 2 and the wall of the adjoining dwelling is 2.505m which can easily accommodate the minimum area of 3m<sup>2</sup> for a light court.</p>	<p><b>Plan Reference</b>  754-TP-01-B</p>	<p><b>Right of Appeal</b>  No, standard met</p>
<p><b>55.04-2 Existing north facing</b></p>	<p><b>Standard B4-2</b></p>	<p><b>Deemed to Comply</b></p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p>

<p><b>windows objective</b></p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <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>Diagram B4-2.1 North facing windows has been used for this assessment.</p>  <p>There is a north facing window on the neighbouring dwelling to the south. The standard requires a setback of 2.805m which has been provided. Refer to north window setback diagram on the drawings and the image above.</p>	<p>754-TP-03-B</p>	<p>Yes, standard varied</p>
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	<p><b>Diagram B4-2.1 North-facing windows</b></p>  <p><b>Diagram B4-2.2 North-facing windows</b></p> 			
<p><b>55.04-3 Overshadowing</b></p>	<p><b>Standard B4-3</b> The area of secluded private open space that is not overshadowed by the new development is greater than 50</p>	<p><b>Deemed to Comply</b></p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p>

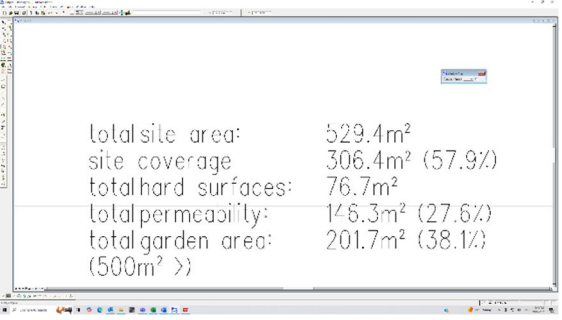
<p><b>secluded open space objective</b> To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</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 more than 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>An area of 25m<sup>2</sup> which is unshaded has been shown on the adjoining property to the west. No shadows are cast by the proposed development prior to 1pm and if at 3pm the area of sunlight is greater than 25m<sup>2</sup> than the adjoining dwelling has access to an area of sunlight greater than the standard for 5hrs between 9am – 3pm.</p> <p>There are no additional shadows cast onto the secluded private open space of the dwelling to the south.</p>	<p><b>754-TP-05-B</b></p>	<p>No, standard met</p>
<p><b>55.04-4 Overlooking objective</b> To limit views into existing secluded private open space</p>	<p><b>Standard B4-4</b> 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</p>	<p><b>Deemed to Comply</b></p> <p>The Standard does not apply to any ground floor level habitable room windows as a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace,</p>	<p><b>Plan Reference</b> <b>754-TP-02-B</b></p>	<p><b>Right of Appeal</b> No, standard met</p>

<p>and habitable room windows.</p>	<p>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"> <li>• Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</li> <li>• Has sill heights of at least 1.7 metres above floor level; or</li> <li>• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</li> <li>• Has fixed elements that prevent direct views, such as horizontal ledges or vertical fins.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul>	<p>deck or patio is less than 0.8 metres above ground level at the boundary.</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 privacy screens to first floor level habitable room windows (Family room of dwelling 2 only).</p>		
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	<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><b>Diagram B4-4 Overlooking</b></p> 			
<p><b>55.04-5 Internal views objective</b> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p><b>Standard B4-5</b> 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"> <li>• Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li> <li>• Has a sill height of at least 1.7 metres above floor level; or</li> <li>• Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level; or</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul>	<p><b>Deemed to Comply</b></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 privacy screens to first floor level habitable</p>	<p><b>Plan Reference</b> 754-TP-02-B</p>	<p><b>Right of Appeal</b> No</p>

	<p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> <li>• A 45 degree horizontal angle from the edge of the new window or balcony.</li> <li>• A 45 degree angle in the downward direction.</li> </ul> <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>room windows (Family room of dwelling 2 only).</p>		
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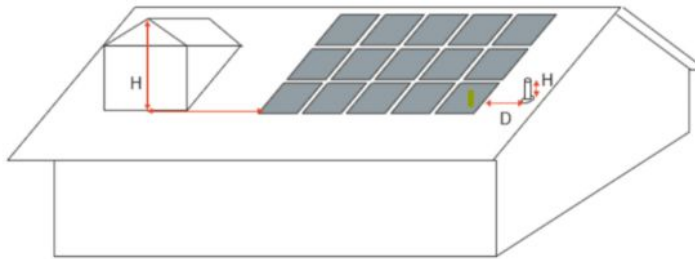
**55.05  
Sustainability**

<p><b>55.05-1 Permeability and stormwater management objectives</b></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>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling</p>	<p><b>Standard B5-1</b></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"> <li>• 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"> <li>– Suspended solids 80% reduction in mean annual load.</li> <li>– Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</li> <li>– Litter 70% reduction of mean annual load.</li> </ul> </li> </ul> <p>Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation</p>	<p><b>Deemed to Comply</b></p>  <p>The site retains 27.6% permeability, assisting in on site stormwater filtration.</p> <p>A STORM report has been provided with a score of 100 which corresponds with the assessment plans which shows suitably sized rainwater tanks and/or raingardens to meet best practice to meet EPA Publication 1739.1,</p>	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No</p>
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	<p>(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"> <li>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.</li> </ul>	2021 with stormwater directed to flow into rainwater tanks and rain gardens, with drainage of residual flows to the legal point of discharge		
<p><b>55.05-2 Overshadowing domestic solar energy systems</b></p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings</p>	<p><b>Standard B5-2</b></p> <p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <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><b>N/A</b></p> <p>There are no existing domestic solar energy systems on adjoining buildings that require consideration.</p>	<b>Plan Reference</b>	<b>Right of Appeal</b>
<p><b>55.05-3 Rooftop solar energy generation area objective</b></p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>	<p><b>Standard B5-3</b></p> <p>In Clause 55.05-3, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</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"> <li>Has a minimum dimension of 1.7 metres.</li> <li>Has a minimum area in accordance with Table B5-3.</li> </ul>	<b>Deemed to Comply</b>	<b>Plan Reference</b>	<b>Right of Appeal</b>
			754-TP-07-A	No

- 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.

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area

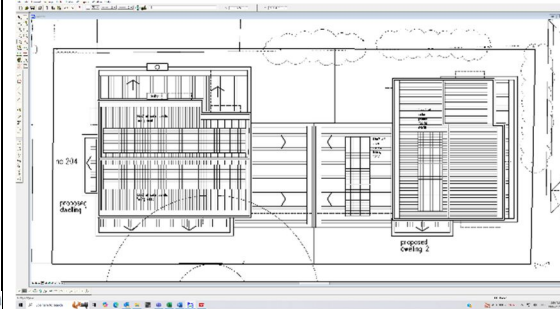


Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table B5-3 Minimum rooftop solar energy generation area

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

This standard does not apply to apartments and residential buildings.



The submitted plans demonstrate that each dwelling is proposed to include a rooftop solar energy system. Dwelling 1 is proposed to locate a system with a minimum area of 34m<sup>2</sup> and dwelling 2 with a minimum area of 26m<sup>2</sup>. Both dwellings will provide the minimum dimension of 1.7 metres and orientation the solar collection panels to the north, east or west.

The proposed location of the solar collection panels are on the top two thirds of the roof and will not be obstructed in any way.

**55.05-4 Solar protection to new north facing windows objective**

**Standard B5-4**

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

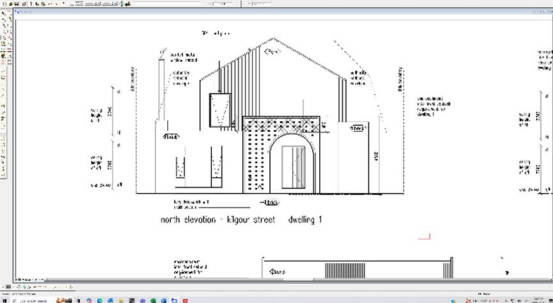
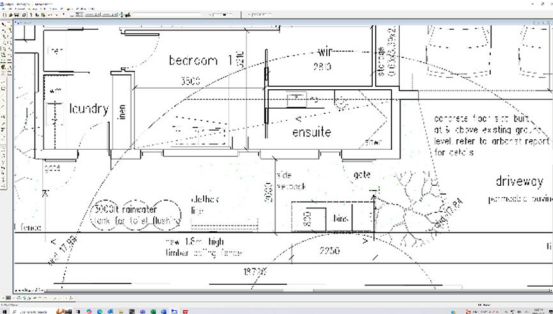
**Deemed to Comply**

**Plan Reference**

754-TP-03-B

**Right of Appeal**

No

<p>To encourage external shading of north facing windows to minimise summer heat gain</p>		 <p>North facing windows are shaded by fixed horizontal shading devices with a minimum horizontal depth of 0.5 metres being greater than 0.25 x the window height of 1.95 metres. The shading devices are labelled as shrouds on the drawings.</p>																		
<p><b>55.05-5 Waste and recycling objective</b></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</p>	<p><b>Standard B5-5 Dwelling (other than a dwelling in or forming part of an apartment development)</b></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><b>Table B5-5.1 Bin storage</b></p> <table border="1" data-bbox="472 1066 1182 1342"> <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>	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><b>Deemed to Comply</b></p> 	<p><b>Plan Reference</b></p> <p>754-TP-01-B</p>	<p><b>Right of Appeal</b></p> <p>No</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																	

facilities are designed and managed to minimise impacts on residential amenity.

- The shared bin storage area:
  - Is located within 40 metres of a kerbside collection point.
  - Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

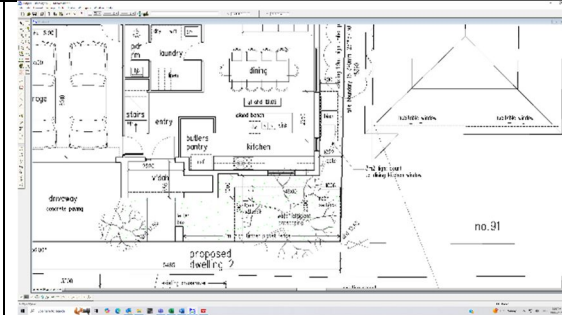
**Dwelling in or forming part of an apartment development**

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

**Table B5-5.2 Apartment bin storage**

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

Enclosed bin storage areas are ventilated by:



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.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

	<ul style="list-style-type: none"> <li>• Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or</li> <li>• A mechanical exhaust ventilation system.</li> </ul> <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>															
<p><b>55.05-6 Noise impacts objective</b></p> <p>To minimise the impact of mechanical plant noise located in the development</p>	<p><b>Standard B5-6</b></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, 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><b>Not Applicable</b></p> <p>There are no external noise sources that require consideration as part of this application.</p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p> <p>No</p>												
<p><b>55.05-7 Energy efficiency for apartment dwellings</b></p> <p>To achieve energy efficient dwellings and buildings.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</p>	<p><b>Standard B5-7</b></p> <p>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> <table border="1" data-bbox="465 1093 1182 1366"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M<sup>2</sup> 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> </tbody> </table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> 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	<p><b>Not Applicable</b></p>	<p><b>Plan Reference</b></p>	<p><b>Right of Appeal</b></p> <p>No</p>
NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum															
Climate zone 21 Melbourne	30															
Climate zone 22 East Sale	22															
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Climate zone 62 Moorabbin	21															

	Climate zone 63 Warrnambool	21			
	Climate zone 64 Cape Otway	19			
	Climate zone 66 Ballarat	23			
	<p>Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</p>				