



CLAUSE 55 ASSESSMENT

FOR

PROPOSED TOWNHOUSE DEVELOPMENT
TWO OR MORE DWELLINGS ON A LOT
AND RESIDENTIAL BUILDINGS

AT

6 BEACHURST AVENUE
DROMANA 3936

Mornington Peninsula Shire

The information contained in this document/s is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document/s you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this information is strictly prohibited. If you have any questions, please contact the Mornington Peninsula Shire Planning Team on (03) 5950 1010.

INDEX

- 1. Introduction 2
- 2. Zoning & Overlays 2
- 3. Minimum Garden Area 2
- 4. Car Parking 3
- 5. Clause 55 | Two or more Dwellings on a Lot and Residential Buildings 4
 - 1. Application Requirements 5
 - Site Description 5
 - Design Response 6
 - 2. Neighbourhood Character 7
 - 3. Liveability 10
 - 4. External Amenity 14
 - 5. Sustainability 16
- 6. Summary 19

File / Ver.	Date	Prepared by	Checked by	Status
25118	12.12.25	QD	SG	Draft
A	21.01.26	QD	SG	Final

The concepts and information contained in this report are the property of Robus Group. The use or copying of this document in whole or in part without the express written permission of Robus Group constitutes an infringement of copyright. Information shall not be assigned to a third party without prior consent. Enquiries regarding this report should be directed to:

1

INTRODUCTION

This submission has been prepared in support of a planning permit application to establish two (2) new residential dwellings at – 6 Beachurst Avenue DROMANA. It has been prepared to provide details of the neighbouring context to assist in Council's assessment of the application and to assist in neighbours' consideration during the course of public notification.

2

ZONING AND OVERLAYS

The subject site is located on the west side of Beachurst Avenue, approximately 80 m south of the intersection with Watson Avenue. It is within a *General Residential Zone - GRZ1* and is covered by a *Vegetation Protection Overlay - VPO1*.

3

MINIMUM GARDEN AREA

For sites within a *General Residential Zone* or *Neighbourhood Residential Zone*, the relevant clause under the Planning Scheme requires that 'Minimum Garden Area' be provided as set out in the table below:

Lot Size	Minimum Percentage of a Lot set aside as Garden Area
400 m ² to 500 m ²	25%
501 m ² to 650 m ²	30%
Greater than 650 m ²	35%

Clause 73.01 of the Planning Scheme defines 'Garden Area' as any area on a Lot with a minimum dimension of 1.0 metre that does not include either:

- a) a Dwelling or Residential Building, except for:
 - an Eave, Fascia or Gutter that does not exceed a total width of 600 mm
 - a Pergola
 - unroofed Terraces, Patios, Decks, Steps or Landings less than 0.8 m high
 - a Basement that does not project above Ground Level
 - any Outbuilding that does not exceed a Gross Floor Area of 10.0 m²
 - Domestic Services normal to a Dwelling or Residential Building
- b) a Driveway
- c) a Car Parking area or area set aside for car parking

As shown in the Garden Area Calculation Plan accompanying this permit application, the development proposal provides for Minimum Garden Area at 37.1% (265.6 m²) in accordance with the above Table.

4

CAR PARKING

The key provisions of this clause as they relate to the development proposal are Clause 52.06-5 *Car Parking Requirement Calculation* and the *Design Standards for Car Parking* outlined in Clause 52.06-9.

Table 1 specifies the following Car Parking requirements:

Use / Measure	Category 1 (Minimum)	Category 2 (Minimum)	Category 3 (Min. / Max.)	Category 4 (Maximum)
Per dwelling	1.2	1.0	0.0 / 2.0	2.0

Table 2 specifies minimum dimensions for Car Spaces and Accessways:

Angle of Spaces to Accessway	Accessway Width	Car Space Width	Car Space Length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

The subject site is located within *Category 1* of the *Car Parking Requirement Maps* (CPR Maps). The development proposal provides for Car Parking in accordance with Table 1 and Table 2 above, as shown in the Development Plans accompanying this permit application.

CLAUSE 55

Townhouse and Low-Rise Code

For developments of two or more dwellings on a lot and residential buildings (up to three storeys) the Planning Scheme sets out to achieve residential development which provides for reasonable standards of amenity to existing and future residents and that responds to the site and the surrounding area.

The provisions of this clause operate via:

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

The clause objectives each contain an associated standard. The standard sets out the requirements to meet the corresponding objective.

Requirements

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

If a development meets the standard:

- Then the corresponding objective is deemed to be met, and
- The responsible authority is not required to consider the associated decision guidelines

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

The following is an assessment of the development proposal against the applicable provisions of Clause 55 of the *Mornington Peninsula Planning Scheme*.

55.01 Application Requirements

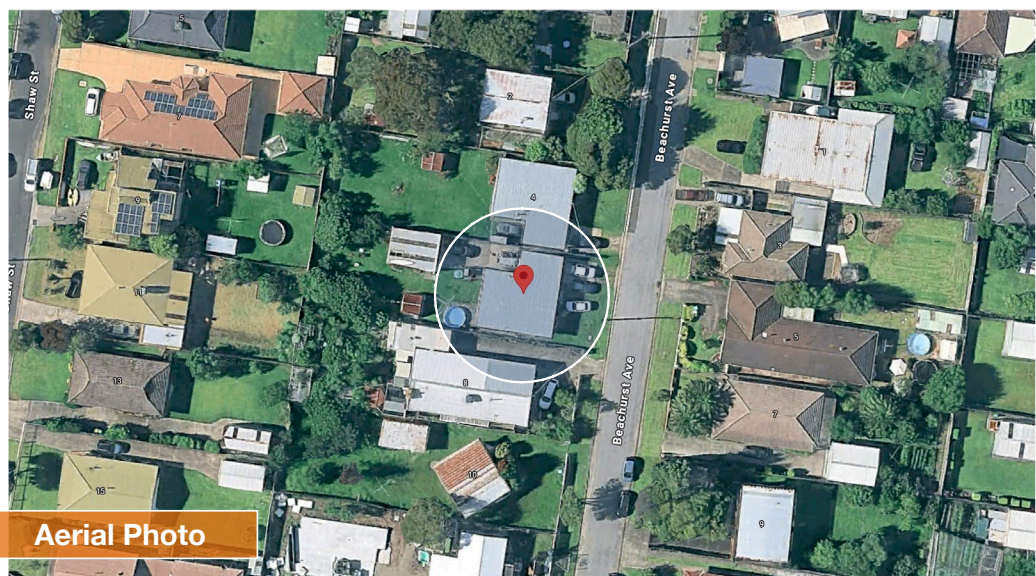
55.01-1 Site Description

The Subject Site is an approximately rectangular shaped allotment with a frontage to Beachurst Avenue of 15.24 m and a depth of approximately 46.95 m. It has a total site area of 716.0 m², with an east-west orientation and topography that falls approximately 0.3 m towards the west.

The allotment is unencumbered by any restrictive covenant in relation to the purposes of the development. There is a 1.83 m wide services easement along the rear boundary registered on Title. Existing landscaping is mainly lawn with some medium-sized shrubs and trees.

To the north, the adjoining property at 4 Beachurst Avenue contains a single-storey brick house with metal deck roof and associated outbuildings. To the south, 8 Beachurst Avenue contains a single-storey brick house with corrugated gable roof and associated outbuildings.

As shown by the aerial photo below, the site is in an area with fairly uniform sized allotments. Building footprints are typically rectangular or L-shaped and the prevailing composition is mixed single and double storey brick-veneer dwellings, with some detached weatherboard dwellings. The original 1970's style vernacular has mostly been replaced with more recent residential construction consisting of rescode-style townhouses of limited architectural design merit.



Aerial Photo

From field investigations and the contextual photos, it can be identified that the main contributing factors to the character of the immediate area are:

- Styles and types vary from detached 1970's style housing (typically weatherboard with corrugate iron roofs) to more recent townhouse developments
- Front setbacks ranging from between approximately 6.0 m to 9.0 m
- High and solid front fences
- Generally mild topography with a grid street arrangement
- Landscape themes are generally homogenous
- Building styles that generally reflect their era of construction

Moreover, the area is well served with quality infrastructure and services such as: bus routes, arterial links, proximity to rail, retail shopping strips, employment centres, and public recreational land. These are generally within walking distance (< 1.5 km radius) of the subject site.

Refer to Site Description Plan / Feature Survey



55.01-2 Design Response

From the Site Description, a residential development is proposed which provides reasonable standards of amenity for existing and future residents and that responds to the features of the site and surrounding area.

The nature and topography of the site predetermines the location of vehicle crossovers and accessways to the side of each allotment, with a front setback of 6.0 m to Beachurst Avenue that is in keeping with the objectives in Cl.55.02-1 of the Planning Scheme. Side and rear setbacks that minimise the potential for over-shadowing are also adopted.

The vernacular of articulated façades with high-light elements in the form of feature materials, reveals and other architectural elements is adopted to tie in with elements of the existing built form in the area. The proposal is further articulated to add detail in the form of accent finishes and window arrangements which are more conducive to contemporary living.

The proposal has been designed to:

- Respond to the mixed building styles of the surrounding area
- Provide for zoned living areas that are conveniently accessible to secluded private open spaces (SPOS)
- Ensure minimal overshadowing to the SPOS of adjoining dwellings
- Maintain adequate daylight to existing habitable room windows (HRW)
- Ensure no overlooking to SPOS or HRW of any adjoining dwelling

It can be said that the Design Response and the proposal is well considered and will make a positive contribution to the streetscape, maximise internal amenity for future inhabitants and minimise adverse impacts to adjoining residents.

Refer to Design Response / Landscape Plan

55.02 Neighbourhood Character

Standard B2-1 Street Setback

Objective: To ensure that the Setbacks of buildings from a Street respect the existing or preferred neighbourhood character and make efficient use of the site

Standard: The Standard provides that buildings should be set back at least the distance specified in the Schedule to the Zone, or the distance specified in Table B2-1

Complies ✓ The Standard is met with a 6.0 m Street Setback to Beachurst Avenue

Standard B2-2 Building Height

Objective: To ensure that Building Heights respect the preferred neighbourhood character

Standard: Building Heights should not exceed the maximum height specified in the: Zone, Schedule to the Zone, or Overlay. Where no height is specified, then Building Heights shall not exceed 9.0 m

Complies ✓ The Standard is met with proposed Building Heights limited to 8.3 m

Standard B2-3 Side and Rear Setbacks

Objective: To ensure that the Height and Setback of a building respects neighbourhood character and limits the impact on the amenity of existing dwellings

Standard: A new building not on or within 0.2 m of a boundary should be set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2

Sunblinds, verandas, 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 m into the Setback. Landings (having an area of not more than 2.0 m² and less than 1.0 m high), stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks

Complies ✓ The Standard is met through application of the above provisions for Side and Rear Setbacks - refer to Development Plans for further detail

Standard B2-4 Walls on Boundaries

Objective: To ensure that the extent of new walls on boundary respects neighbourhood character and limits the impact on the amenity of existing dwellings

Standard: A new wall constructed on or within 0.2 m of a side or rear boundary of a lot should not abut the boundary for a length that exceeds the greater of:

- 10 m *plus* 25% of the remaining length of boundary of adjoining lot, *or*
- The length of existing or simultaneously constructed walls or carports

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 2.0 m on the abutting property boundary. The height of a new wall constructed on or within 0.2 m of a side or rear boundary or a carport constructed on or within 1.0 m of a side or rear boundary should not exceed an average of 3.2 m, with no part higher than 3.6 m, unless abutting a higher existing or simultaneously constructed wall

Complies ✓	The Standard is met, with the extent of any proposed Walls on Boundary less than specified above - refer to Development Plans for further detail
------------	--

Standard B2-5 Site Coverage

Objective: To ensure that the Site Coverage respects the neighbourhood character and responds to the features of the site

Standard: The area covered by buildings shall not exceed 60% in a *Neighbourhood Residential Zone* and 65% in a *General Residential Zone*

Complies ✓	The Standard is met with proposed Site Coverage limited to 55.4% (396.6 m ²)
------------	--

Standard B2-6 Vehicle Access

Objective: To ensure that the number and design of vehicle crossovers responds to the neighbourhood character

Standard: The width of Accessways or car spaces should not exceed:

- 33% of the street frontage, *or*
- 40% of the street frontage if the street frontage is less than 20 m

The number of access points to a road in a *Transport Zone 2* or a *Transport Zone 3* shall not be increased

The location of a vehicle crossover or accessway shall not encroach the TPZ of an existing tree that is proposed to be retained by more than 10%

Complies ✓	The Standard is met through application of the above provisions for Access - refer to the Development Plans for further detail
------------	--

Standard B2-7 Tree Canopy

Objective: To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape

To preserve existing canopy cover and support the provision of new canopy cover

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

Standard: Provide a minimum canopy cover as specified in Table B2-7.1

Table B2-7.1 Canopy Cover

Site Area	Canopy Cover
1000 m ² or less	10% of site area
More than 1000 m ²	20% of site area

Existing trees to be retained shall meet all of the following:

- Has a height of at least 5.0 m
- Has a trunk circumference ≥ 0.5 m at 1.4 m above ground level
- Has a trunk that is located at least 4.0 metres from proposed buildings

Minimum canopy cover is met using any combination specified in Table B2-7.2

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

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

Trees are to be located in either:

- An area of deep soil as specified in Table B2-7.2, *or*
- A planter as specified in Table B2-7.2

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors

Complies ✓ The Standard is met, with Tree Canopy cover at 11.2% (80.2 m²) in compliance with these provisions - refer to Landscape Plan for further detail

Standard B2-8 Front Fences

Objective: To encourage Front Fence design that responds to the existing or preferred neighbourhood character

Standard: A Front Fence within 3.0 m of a street shall not exceed:

- 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

Complies ✓ The Standard is met, with Front Fence limited in height to 1.2 m

55.03 Liveability

Standard B3-1 Dwelling Diversity

Objective: To encourage dwelling diversity in developments of 10 or more dwellings

Standard: Developments of 10 or more dwellings shall include at least:

- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level
- One dwelling that includes no more and no less than 2 bedrooms
- One dwelling that includes no more and no less than 3 bedrooms

Complies ~ Not Applicable

Standard B3-2 Parking Location

Objective: To minimise the impact of vehicular noise within developments on residents

Standard: Habitable room windows with sill heights of less than 3.0 m above ground level are setback from accessways and car parks by at least:

- 1.5 m, *or*
- 1.0 m if there is a solid fence with a height of at least 1.5 m between the accessway or car park and the window, *or*
- 1.0 m where window sills are at least 1.5 m above ground level

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room

Complies ✓ The Standard is met through application of the provisions for Parking Location - refer to the Development Plans for further detail

Standard B3-3 Street Integration

Objective: To integrate the layout of development with the street to support the safety and amenity of residents

Standard: Where a development fronts a street, vehicle accessway, or public open space:

- Passive surveillance to be provided by a direct view from a balcony or habitable room window to each street, accessway and public open space
- The cumulative width of site services within 3.0 m of a street shall not take up more than 20% of the frontage and are to be screened from the street or located behind a fence. Screens or fences to provide no more than 25% transparency

Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located

Complies ✓ The Standard is met through application of the provisions for Street Integration - refer to the Development Plans for further detail

Standard B3-4 Dwelling Entries

Objective: To provide each dwelling or residential building with its own sense of identity
 To provide entries with weather protection, safety, natural light and ventilation

Standard: Each dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway
- Is not accessed through a garage
- Has an external covered area of at least 1.44 m² with a minimum dimension of least 1.2 m over the entry door

Complies ✓ The Standard is met, with dwelling Entries in accordance with the above provisions - refer to the Development Plans for further detail

Standard B3-5 Private Open Space

Objective: To provide adequate Private Open Space for the reasonable recreation and service needs of residents

Standard: A dwelling or residential building has Private Open Space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 25.0 m² of SPOS with a minimum dimension of 3.0 m, *or*
- A balcony with at least the dimensions specified in Table B3-5, *or*
- An area on a podium (or similar) of at least 15.0 m² with a minimum dimension of 3.0 m width, *or*
- An area on a roof of at least 10.0 m² with a minimum dimension of 2.0 m

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 m²

Table B3-5 Private Open Space for a Balcony

Orientation	Dwelling type	Area (Min.)	Depth (Min.)
Northerly (N-20°-W to N-30°-E)	All types	8.0 m ²	1.7 m
Southerly (S-30°-W to S-20°-E)	All types	8.0 m ²	1.2 m
Any other orientation	1 bed / studio	8.0 m ²	1.8 m
	2 bed dwelling	8.0 m ²	2.0 m
	3 bed dwelling	12.0 m ²	2.4 m

Complies ✓ The Standard is met, with each dwelling provided Private Open Space in excess of the above requirements - refer to development summary in the Development Plans for further detail

Standard B3-6 Solar Access to Open Space

Objective: To allow Solar Access into the SPOS of new dwellings and residential buildings

Standard: The southern boundary of Secluded Private Open Space set back from any wall on the north side of the space at least $(2.0 + 0.9 h)$ m, where 'h' is the height of the north wall

Complies ✔ The Standard for Solar Access to Open Space is met, with the southern boundary of proposed SPOS set back at least $(2.0 + 0.9 h)$ m, refer to Plans

Standard B3-7 Functional Layout

Objective: To ensure dwellings provide functional areas that meet the needs of residents

Standard: Bedrooms are to: Meet the minimum dimensions specified in Table B3-7.1, and; Provide additional area of at least 0.8 m² to accommodate a wardrobe

Table B3-7.1 Bedroom Dimensions

Bedroom Type	Width (Min.)	Depth (Min.)
Main bedroom	3.0 m	3.4 m
All other bedrooms	3.0 m	3.0 m

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

Table B3-7.2 Living Area Dimensions

Dwelling Type	Width (Min.)	Area (Min.)
1 bedroom or studio	3.3 m	10.0 m ²
2 or more bedrooms	3.6 m	12.0 m ²

Complies ✔ The Standard is met, with room dimensions in excess of the above specified for Functional Layout - refer to Development Plans for further detail

Standard B3-8 Room Depth

Objective: To allow adequate daylight into single aspect habitable rooms

Standard: The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9.0 m if all the following requirements are met:

- The room combines the living area, dining area and kitchen, *and*
- The kitchen is located furthest from the window, *and*
- The ceiling height is at least 2.7 m from FFL to FCL, *and*
- Any overhang extends no more than 2.0 m beyond the window

Complies ✔ The Standard is met - refer to Development Plans for further detail

Standard B3-9 Daylight to New Windows

Objective: To allow adequate daylight into new Habitable Room Windows

Standard: A window in an external wall of the building provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:

- An outdoor space clear to the sky or a light court with a minimum area of 3.0 m² and minimum dimension of 1.0 m 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

Complies ✓ The Standard for Daylight to New Windows is met through application of the above provisions - refer to the Development Plans for further detail

Standard B3-10 Natural Ventilation

Objective: To encourage natural ventilation of dwellings

To allow occupants to effectively manage natural ventilation of dwellings

Standard: Dwellings (other than dwellings in or forming part of an Apartment development) to have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18.0 m
- A minimum breeze path through the dwelling of 5.0 m
- Ventilation openings with approximately the same size

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

Complies ✓ The Standard for Natural Ventilation is met through application of these provisions - refer to the Development Plans for further detail

Standard B3-11 Storage

Objective: To provide adequate Storage facilities for each dwelling

Standard: Each dwelling should have exclusive access to at least 6.0 m³ of externally accessible storage space

Complies ✓ The Standard is met with ≥ 6.0 m³ of externally accessible Storage provided for each dwelling. The provisions of Table B3-11 for Apartments are not applicable

55.04 External Amenity

Standard B4-1 Daylight to Existing Windows

Objective: To allow adequate daylight into existing Habitable Room Windows

Standard: Buildings opposite an existing Habitable Room Window should provide for a light court to the existing window that has a minimum area of 3.0 m² and minimum dimension of 1.0 m clear to the sky. The calculation of the area may include land on the abutting lot

Walls or Carports more than 3.0 m in height opposite an existing Habitable Room Window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° 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

Complies ✓ The Standard is met through application of the above provisions - refer to the Development Plans for further detail

Standard B4-2 Existing North-Facing Windows

Objective: To allow adequate solar access to existing north-facing Habitable Room Windows

Standard: Where a north-facing HRW of an existing dwelling is within 3.0 m of a boundary on an abutting lot, a building should be setback 1.0 m from the boundary, *plus* 0.6 m for every metre in height over 3.6 m up to 6.9 m, *plus* 1.0 m for every metre in height over 6.9 m, for a distance of at least 3.0 m from the edge of each side of the window

A north-facing window is defined as a window with an axis perpendicular to its surface, oriented between N-20°-W to N-30°-E

Complies ✓ The Standard is met through application of the above provisions - refer to the Development Plans for further detail

Standard B4-3 Overshadowing Secluded Open Space

Objective: To ensure that buildings do not significantly overshadow existing SPOS

Standard: The area of secluded private open space that is not overshadowed by the new development is greater than:

- 50% or 25.0 m² with minimum dimension of 3.0 m (whichever is the lesser area) for a minimum of five hours between 9 am and 3 pm on 22 September

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced

Complies ✓ The Standard is met with neighbouring Secluded Private Open Space not unduly overshadowed at the September Equinox - refer to Shadow Diagrams

Standard B4-4 Overlooking

Objective: To limit views into existing SPOS and Habitable Room Windows

Standard: In Clause 55.04-4 a Habitable Room does not include a Bedroom

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9.0 m (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 m above floor level

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9.0 m (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset 1.5 m from the edge of one window to the edge of the other, *or*
- Has sill heights of at least 1.7 m above floor level, *or*
- Has fixed, obscure glazing below 1.7 m above floor level, *or*
- Has permanently fixed external screens to at least 1.7 m above floor level and be no more than 25% transparent, *or*
- Has fixed elements to prevent direct view, i.e., horizontal ledges or vertical fins

Obscure glazing in any part of the window below 1.7 m above floor level may be openable provided there are no direct views as specified in this standard

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25% openings or solid translucent panels
- Permanent, fixed and durable
- Designed and coloured to blend in with the development

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 m high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 m above ground level at the boundary

Complies ✔	The Standard is met with application of the above provisions for Overlooking - refer to the Development Plans for further detail
---	--

Standard B4-5 Internal Views

Objective: To limit views into the Secluded Private Open Space (SPOS) and Habitable Room Windows (HRW) of dwellings within a development

Standard: In Clause 55.04-5 a Habitable Room does not include a Bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the SPOS of another dwelling:

- Is offset 1.5 m from the edge of the secluded private open space, *or*
- Has a sill height of at least 1.7 m above floor level, *or*
- Has a fixed, obscure balustrade to at least 1.7 m above floor level, *or*
- Has permanently fixed external screens to at least 1.7 m above FFL, *or*
- Has fixed elements to prevent direct view, i.e., horizontal ledges or vertical fins

Standard B4-5 Internal Views (Cont'd)

Standard: Direct views are measured at a height of 1.7 m above floor level and within:

- A 45° horizontal angle from the edge of the new window or balcony
- A 45° angle in the downward direction

Screens for overlooking are not more than 25% transparent. Screens may be openable provided there are no direct views as specified in this standard

Complies ✓ The Standard for Internal Views is met through application of the above provisions - refer to the Development Plans for further detail

55.05 Sustainability

Standard B5-1 Permeability and Stormwater Management

Objective: To reduce the impact of increased stormwater run-off on drainage systems; to facilitate on-site stormwater infiltration; to encourage stormwater management that maximises retention and reuse, and; to contribute to urban cooling

Standard: The site area covered by the Permeable surfaces is at least 20% of the site

The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the *Urban Stormwater Management Guidance* (EPA Publication 1739.1, 2021) of:
 - Suspended Solids: 80% reduction in mean annual load
 - Total Phosphorus and Total Nitrogen: 45% reduction in mean annual load
 - Litter: 70% reduction of mean annual load

Note:

A certificate generated by a stormwater assessment tool including: *Stormwater Treatment Objective - Relative Measurement* (STORM); *Model for Urban Stormwater Improvement Conceptualisation* (MUSIC), or; an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met

- Direct flows of stormwater into: treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to Legal Point of Discharge

Complies ✓ The Standard is met with proposed Permeability at 35.1% (251.4 m²) and through application of the above provisions for Stormwater Management - refer to *Blue Factor* report and the Development Plans for further detail

Standard B5-2 Overshadowing Domestic Solar Energy Systems

Objective: To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings

Standard: Any part of a new building that will reduce sunlight at any time between 9 am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot is to be set back from the boundary of that lot by at least: 1.0 m at 3.6 m above ground level, *plus* 0.3 m for every metre of building height over 3.6 m (up to 6.9 m), *plus* 1.0 m for every metre in height over 6.9 m

This standard applies to an existing building in a *Township Zone, General Residential Zone or Neighbourhood Residential Zone*

Complies ✓ The Standard is met through application of the above setback requirements for adjoining Domestic Solar Energy Systems - refer to Development Plans

Standard B5-3 Rooftop Solar Energy Generation Area

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

Standard: In Clause 55.05-3, Rooftop Solar Energy Area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system

An area on the roof capable of siting rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 m
- Has a minimum area in accordance with Table B5-3
- Is oriented to the north, east or west
- Is positioned on the top two thirds of a pitched roof
- Can be comprised of a contiguous area or multiple smaller areas
- Is free from obstructions on the roof within twice the height (*H*) of each obstruction, measured horizontally (*D*) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy generation area

Table B5-3 Minimum Rooftop Solar Energy Generation Area

Number of Bedrooms	Roof Area (Min.)
1 bedroom dwelling	15.0 m ²
2 or 3 bedroom dwelling	26.0 m ²
4 or more bedroom dwelling	34.0 m ²

Complies ✓ The Standard is met through provision of Rooftop Solar Energy Generation Areas as per the above specifications - refer to the Development Plans for further detail

Standard B5-4 Solar Protection to New North-facing Windows

Objective: To encourage external shading of north-facing windows to minimise heat gain

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

Complies ✔ The Standard is met through application of the above for Solar Protection to new north-facing windows - refer to the Development Plans for further detail

Standard B5-5 Waste and Recycling

Objective: To ensure dwellings are designed to facilitate waste recycling

To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity

Standard: Dwellings (other than dwellings in or part of an apartment development). The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1

Table B5-5.1 Bin Storage

Type of Bin Storage	Area (Min.)	Depth (Min.)	Height (Min.)
Individual bin storage area for a dwelling	1.8 m ²	0.8 m	1.8 m
Shared bin storage area for 3 dwellings or less	5.4 m ²	0.8 m	1.8 m
Shared bin storage area for 4 or more dwellings	1.0 m ² ea. <i>plus</i> 4.0 m ²	0.8 m	1.8 m

If the development includes a shared bin storage area:

- The shared bin storage area:
 - Is located within 40 m 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 internal waste and recycling storage space of at least 0.07 m³ with a minimum depth of 250 mm

Complies ✔ The Standard is met, with space for Waste and Recycling bin storage areas provided as per the above - refer to the Development Plans for further detail

Standard B5-6 Noise Impacts

Objective: To minimise the impact of mechanical plant noise located in the development

Standard: 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

Complies ✓	The Standard for Noise Impacts is met through application of the above provisions - refer to the Development Plans for further detail
------------	---

6**SUMMARY**

As demonstrated in this report, the development proposal responds favourably to a full analysis against the applicable provisions of the Residential Development Standards (*Townhouse and Low-Rise Code*). Building Heights and Setbacks either meet or improve upon the prescribed standards; there are no unreasonable opportunities for Overlooking to adjoining properties; no unreasonable Overshadowing impacts, and; Site Coverage, Permeability, and Minimum Garden Area are within the permissible Standards of the Planning Scheme.

In conclusion, it can be said that the development proposal is an appropriate response to the planning policies and controls in its neighbourhood setting and that it shall: make a positive contribution to the streetscape, maximise internal amenity for future inhabitants, and minimise adverse effects to neighbouring dwellings.

