

21 May 2026

Mornington Peninsula Shire
Attention: Beatrice Wang
planning@mornpen.vic.gov.au

Dear Beatrice,

**PLANNING APPLICATION P26/1285
89-91 NINTH AVENUE, ROSEBUD**

I refer to the above planning application, and your further information request letter dated 14 May 2026 and provide the following information:

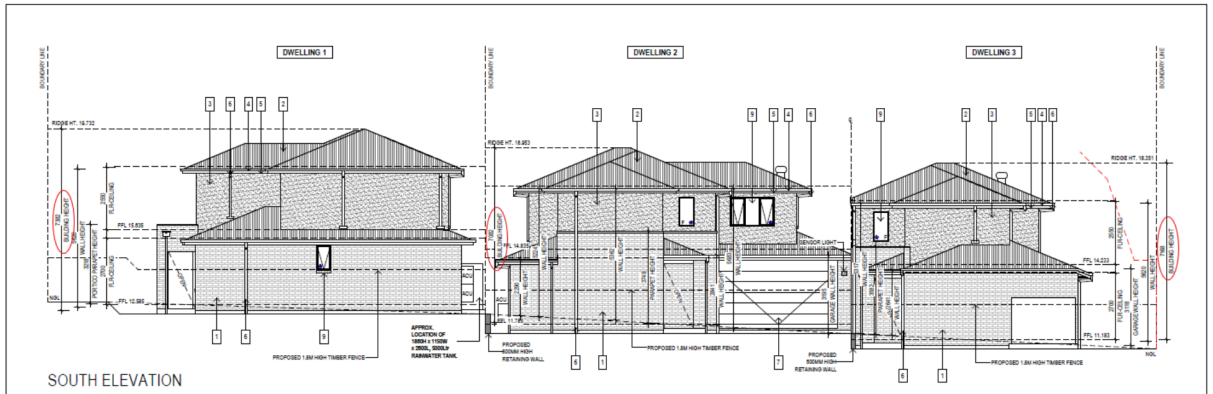
1. A detailed amended Clause 55 Assessment against the new provisions as required in Amendment VC267, which includes the application requirements listed in Clause 55.01:
 - a) A written statement outlining which standards are met and which are not met. If a standard is met, the written statement must include an explanation/justification of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

The accompanying planning submission includes an assessment against the provisions of Clause 55 as introduced by Planning Scheme Amendment VC267 including a written statement as to which standards are met and which are not met.

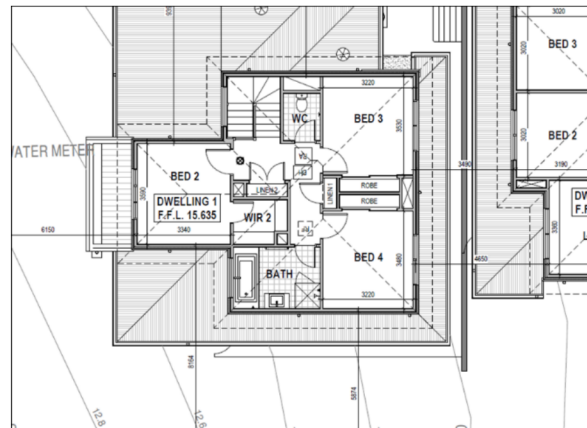
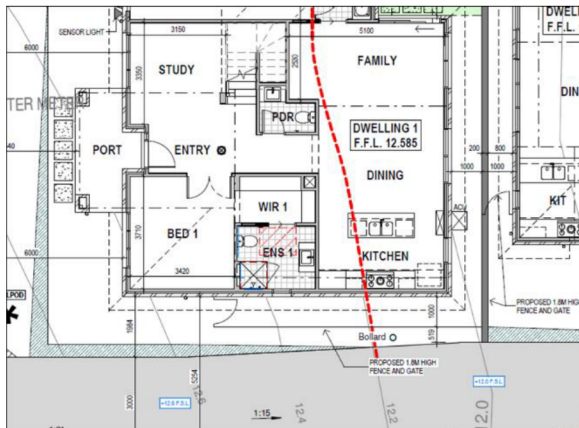
2. Amended plans are required to demonstrate compliance with the new provisions introduced by Amendment VC267. The following items require additional information to assist in assessing which standards and clauses are complied with and which are not.
 - 55.02-1 Street setback objectives
Notate the maximum height and projection forward of the front building line for porches, pergolas and verandahs and height of the front porch to AHD for Dwelling 1. **The portico of Dwelling 1 projects 1.560 metres into the front setback and has a height of 3.218 metres above natural ground level which is an allowable encroachment under the Standard.**
 - 55.02-2 Building height objective
The maximum building height of all proposed three buildings from NGL to AHD. **The maximum building heights are already clearly dimensioned along each elevation plan.**

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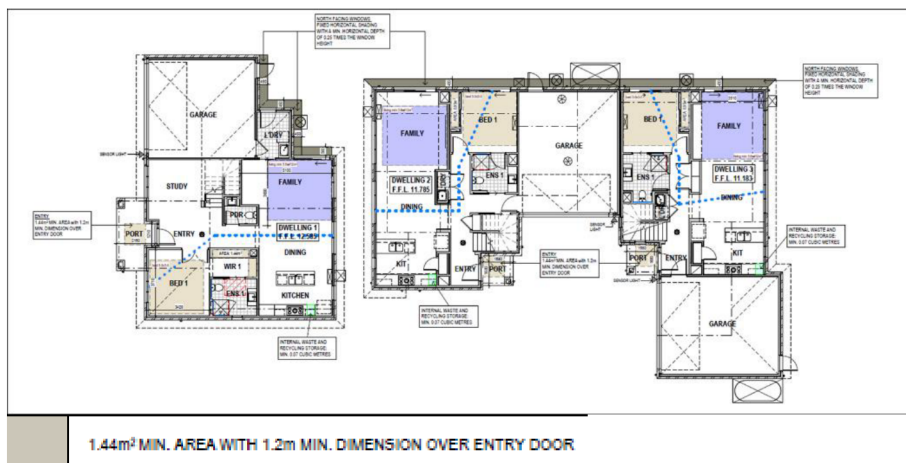
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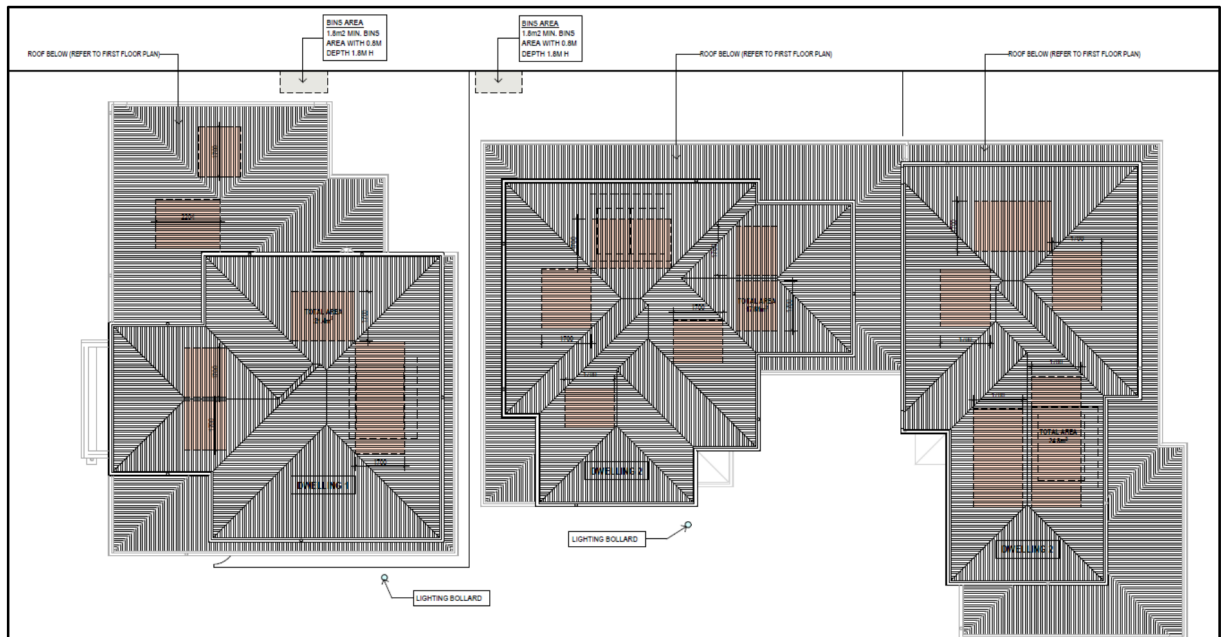
- 55.03-2 Parking location objective
Dimension Setback between the driveway and dwelling 1 any windows adjacent to the driveway. **Dwelling 1 does not have any habitable room windows adjacent to the proposed shared driveway.**



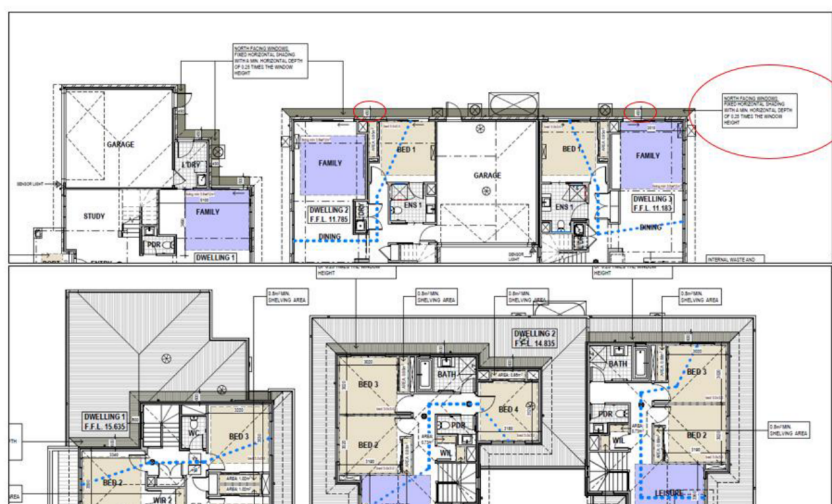
- 55.03-4 Entry objectives
Dimensions of covered area/porch over the dwelling's main front entry door. **This information is already included on TP10 and demonstrates compliance with the Standard.**



- 55.05-3 Rooftop solar energy generation area objective
Detail a proposed area on the roof which is capable of siting a rooftop solar energy system (for each dwelling) showing area, minimum dimensions including length and width. **The rooftop solar energy generation areas are shown on TP11. A variation is proposed as the roofs are too small and complex (with hips and valleys) to meet the minimum requirement of the standard.**



- 55.05-4 Solar protection to new north-facing windows objective
Horizontal depth of any eaves, fixed horizontal shading devices, or fixed awnings shading north-facing windows, along with the height of these windows. **The depth of eaves/shading devices is already dimensioned on TP10. The height of these windows has been added to the north elevation to demonstrate compliance.**



- Turning circles diagrams for all three dwellings proposed car parking spaces. Please review and ensure that compliant turning can be achieved to facilitate forward egress from the site. **The swept path analysis undertaken by 'Amber Organisation' indicates that adequate turning circles can be facilitated to enable forward egress from Dwellings 2 and 3.**

3. Amended landscape plans are required to show:

- a) Detailed, scaled drawings identifying the Tree Protection Zones (TPZs) and Notional Root Zones (NRZs) for all proposed trees in accordance with Australian Standard AS 4970:2025. This must include any proposed canopy trees located adjacent to proposed vehicle crossovers or driveways. **TPZ and NRZ calculations are not typically provided for proposed trees as this is based on the trunk diameter of each individual specimen. The canopy trees proposed within the front setback area include adequate deep soil areas (in accordance with the requirements of Standard B2-7) and the future root system will have adequate room to grow around the proposed driveway/s.**

4. Submission of an ESD report in accordance with the requirements of Clause 15.01-2L-02 Environmentally Sustainable Development.

We hope the provision of this information satisfies the further information request and promptly progresses the application. If the response is not deemed satisfactory, please consider this a request for additional time to provide the required information.

Should you require any further information I can be contacted on

Regards,



Rebecca Downie
Senior Planner

Mornington Peninsula Shire

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Planning Submission

89-91 Ninth Avenue, Rosebud

Three dwellings and associated works



EXECUTIVE SUMMARY

Proposal	Three dwellings and associated works
Planning controls	Clause 32.08 – General Residential Zone, Schedule 1 (GRZ1)
Planning Permit triggers	Clause 32.08-7 (GRZ1) – Development of two or more dwellings on a lot
Plan set	Report is based plans prepared by Metricon Dual Occ, Project No. 758307/308/309, Sheet Number TP00-TP11 Date: 19/03/2025
Author	Rebecca Downie
Client	Adrian Au
Council	Mornington Peninsula Shire Council
Project Team	
Bushfire	The land is not located in a Bushfire Prone Area
Flood Prone	The land is declared flood prone
Aboriginal Cultural Heritage	The subject site is located within an area of Aboriginal Cultural Heritage Sensitivity however the proposed development of three dwellings on a lot of less than 0.11 hectares in size and not within 200 metres of the coastline is exempt.
Version no. & date	Version 2, May 2025

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1. PROPOSAL

This application proposes the development of three double storey dwellings and associated works on the land at 89-91 Ninth Avenue in Rosebud.

The proposed dwellings are arranged in a tandem configuration. The dwellings each contained a portico, entry, bedroom with ensuite, powder room, laundry, open plan kitchen, dining and family area at ground floor level. Dwelling 1 is also provided with a study at ground floor level. The first floor levels consist of three additional bedrooms, bathroom, WC/powder room. Dwelling 2 and 3 are provided with a leisure room at first floor level.

Dwellings 2 and 3 are attached at ground floor level. The proposed dwellings are all separated at first floor level.

A crossover is proposed in the north-west corner of the site to facilitate access to Dwelling 1. An additional crossover is proposed in the south-west corner of the site to provide separate access to Dwelling 2 and 3 via a shared accessway.

The development has a minimum front setback of 6.00 metres to Ninth Avenue and a maximum overall building height of 7.678 metres above natural ground level.

The dwellings are proposed to be constructed of face brickwork and rendered cladding with pitched roofs.

There is no vegetation removal required to facilitate the proposed development as the land is devoid of any trees.

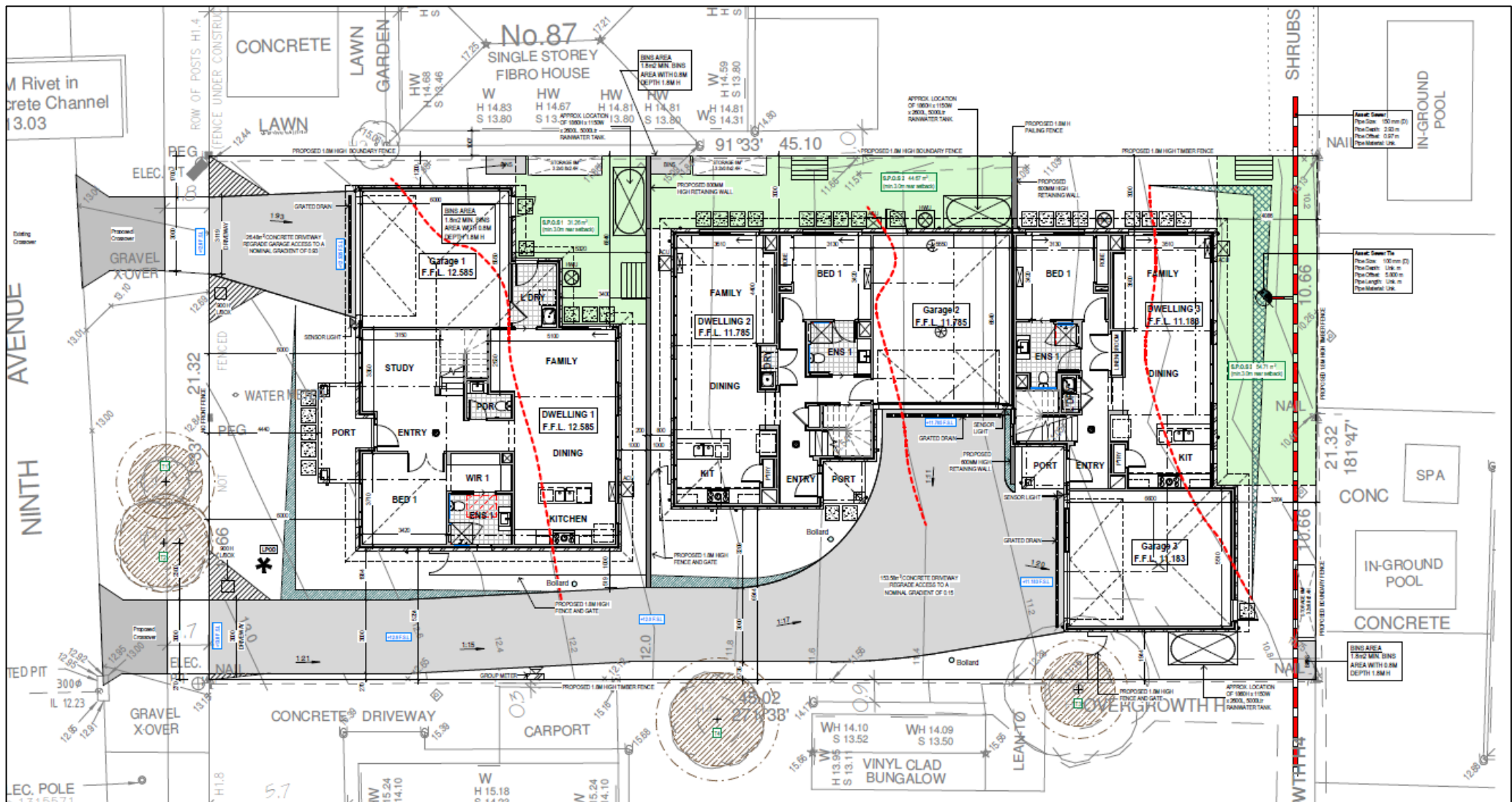


Figure 1. Proposed Site/Ground Floor Plan



Figure 3. Proposed perspective image

2. PLANNING PERMIT TRIGGERS

The subject land is located in the General Residential Zone, Schedule 1 (GRZ1) under the Mornington Peninsula Planning Scheme and is not affected by any overlays.

A planning permit is required under the following provisions:

Clause 32.08-7 (GRZ1)	<ul style="list-style-type: none"> • Development of two or more dwellings on a lot.
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3. KEY ISSUES

Clause 55 of all planning schemes applies to the development of two or more dwellings on a lot and residential buildings up to and including three storeys.

- A development must meet all of the applicable objectives contained in clause 55.
- If a development meets a standard:
 - The corresponding objective is deemed to be met;
 - The responsible authority is not required to consider the corresponding decision guidelines.
- If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.
- If an application meets certain requirements, the planning application cannot be refused on the basis of that requirement.
- When a standard is met, the council is not required to consider any other policy or decision guideline in the planning scheme and specified matters under section 60 of the P&E Act including:
 - The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
 - The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
 - The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.
- Where all the applicable standards are met, there will be no third party right of appeal (objector appeal).

An assessment against Clause 55 is detailed below.

4. LOCATION

The subject site is a rectangular shaped allotment (comprising of two separate land parcels), located on the eastern side of Ninth Avenue in Rosebud. The site has a frontage of 21.32 metres to Ninth Avenue, a maximum depth of 45.10 metres and a combined site area of 961 square metres.

The subject site is located approximately 600 metres south of Point Nepean Road and the Rosebud Foreshore.

Land in the immediate vicinity is generally characterised by single dwellings with some interspersed multi dwelling development. Multi dwelling development typically comprises of double storey dwellings in tandem or duplex configuration. Landscaping within front setbacks typically remains subordinate to the built form. Many properties remain unfenced along the street frontage.



Figure 4. VicPlan map (source: <https://mapshare.vic.gov.au/vicplan/>)



Image 1. Aerial image of subject site and surrounding locality (source: Landchecker, dated 29/12/2025)

5. EXISTING LAND USE AND DEVELOPMENT

- The site is currently undeveloped and devoid of any built form.
- The land does not contain any onsite vegetation.
- Access to the site is obtained via a gravel crossover in the north-west corner of the land.
- The side and rear boundaries of the site are defined by paling fencing of varying heights. The frontage remains unfenced.
- The topography of the land falls approximately 2.8 metres towards the rear.
- There are two trees within the abutting road reservation.

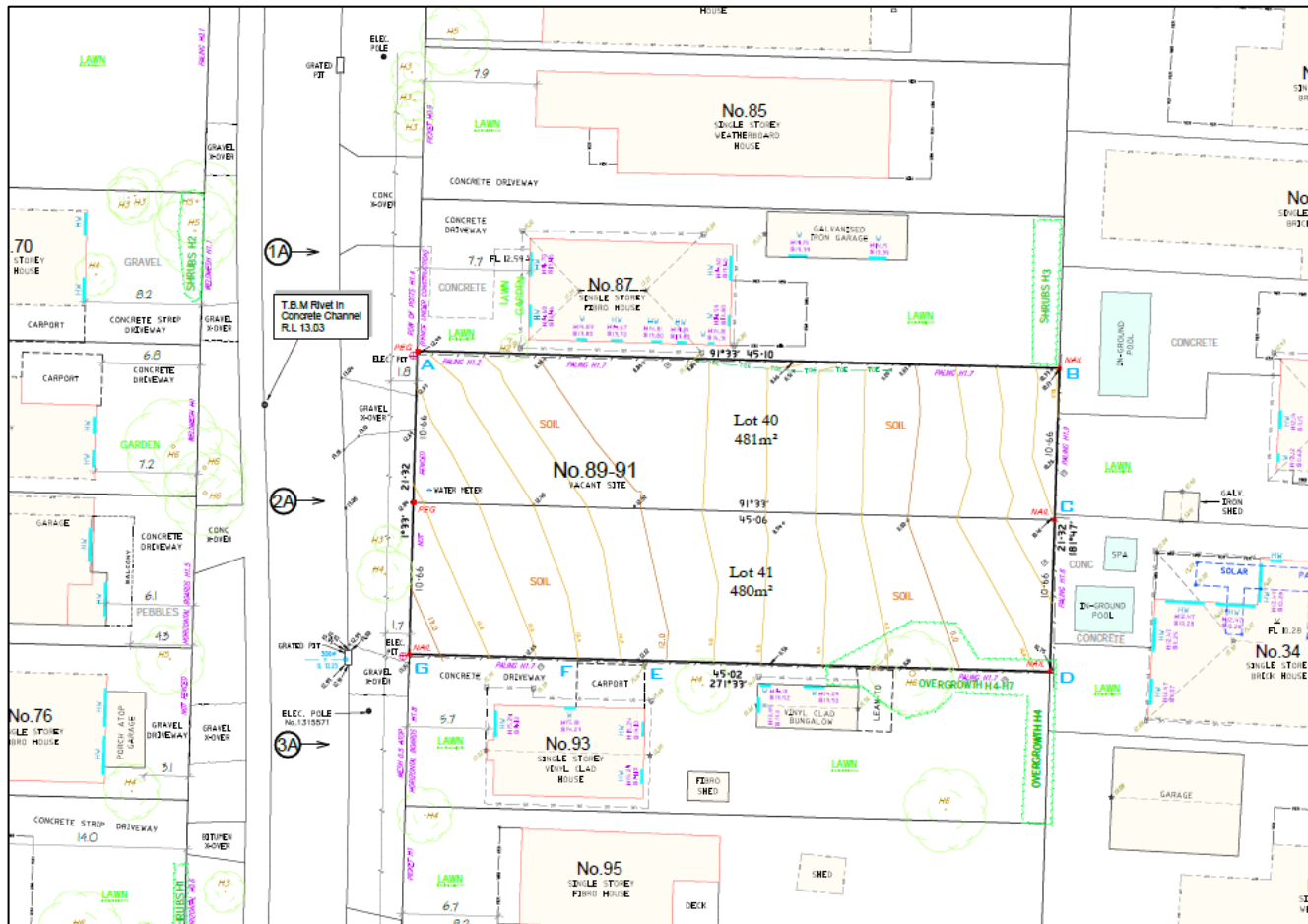


Figure 5. Feature survey showing existing features of the subject site and surrounds

The following photographs provide more details of the subject site and its characteristics:



Image 2. Subject site viewed from the street



Image 3. Subject site viewed from the frontage



Image 4. Southern boundary of the subject site



Image 5. Northern boundary of the subject site



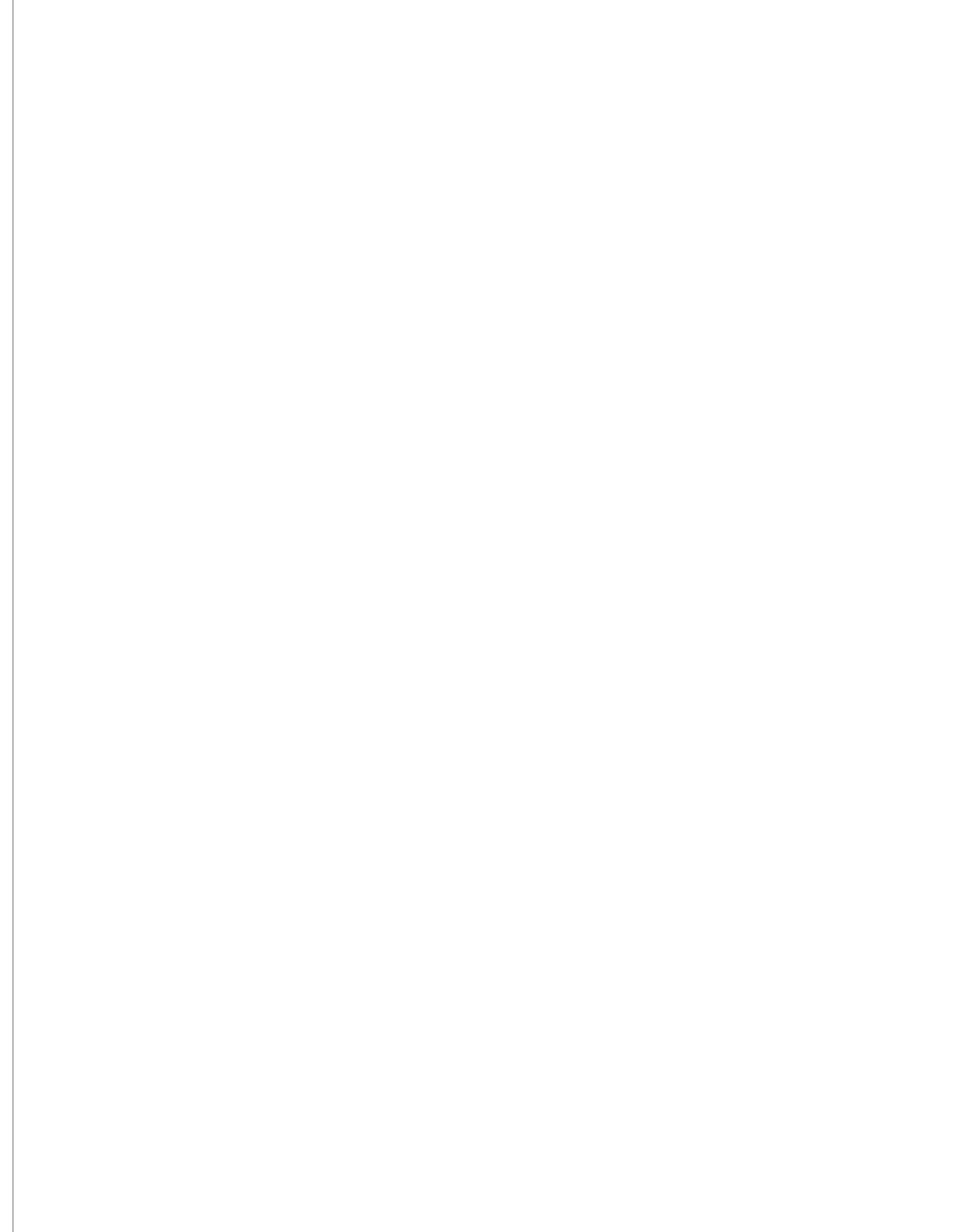
Image 6. Eastern (rear) boundary of the subject site



Image 7. View looking north along Ninth Avenue from the subject site



Image 8. View looking south along Ninth Avenue from the subject site



6. SURROUNDING LAND USE AND DEVELOPMENT

Ninth Avenue and the surrounding area is traditionally comprised of smaller, single storey dwellings and unit developments however, the neighbourhood is in transition, and larger dwellings and multi dwelling developments are established character elements within the area. Most lots contain a modest amount of amenity vegetation. Ninth Avenue is a sealed residential road with formal kerb and channel drainage and pedestrian infrastructure on the western side of the street. There is some established canopy vegetation within the road reserve.

The site is well serviced by local infrastructure and services. It is located within close proximity of the Rosebud foreshore, Rosebud Plaza, Rosebud Hospital, Rosebud Primary School, Rosebud Secondary College, Olympic Park Reserve, Arthurs Seat State Park and Mornington Peninsula Freeway

The following photographs provide additional details of the surrounding properties and the character of the area:



Image 9. 93 Ninth Avenue



Image 10. 87 Ninth Avenue



Image 11. 74 Ninth Avenue



Image 12. 72 Ninth Avenue

Examples of surrounding multi-dwelling development:



Image 13. 125 Rosebud Parade



Image 14. 123 Rosebud Parade



Image 15. 115 Rosebud Parade



Image 16. 113 Rosebud Parade



Image 17. 59 Rosebud Parade



Image 18. 57 Rosebud Parade



Image 19. 53 Rosebud Parade



Image 20. 39 Rosebud Parade



Image 21. 24 Ninth Avenue



Image 22. 152 Ninth Avenue



Image 23. 221 Ninth Avenue



Image 24. 69 Spray Street

7. EASEMENTS RESTRICTIONS AND COVENANTS

The subject land comprises of two land parcels known as Lots 40 and 41 Block H on LP 005108.

The land is not encumbered by any restrictions or easements.

8. REFERRALS

EXTERNAL REFERRALS

Nil

9. ZONE

CLAUSE 32.08 – GENERAL RESIDENTIAL ZONE, SCHEDULE 1 (GRZ1)

The site is located within the General Residential Zone, Schedule 1 under the Mornington Peninsula Planning Scheme.

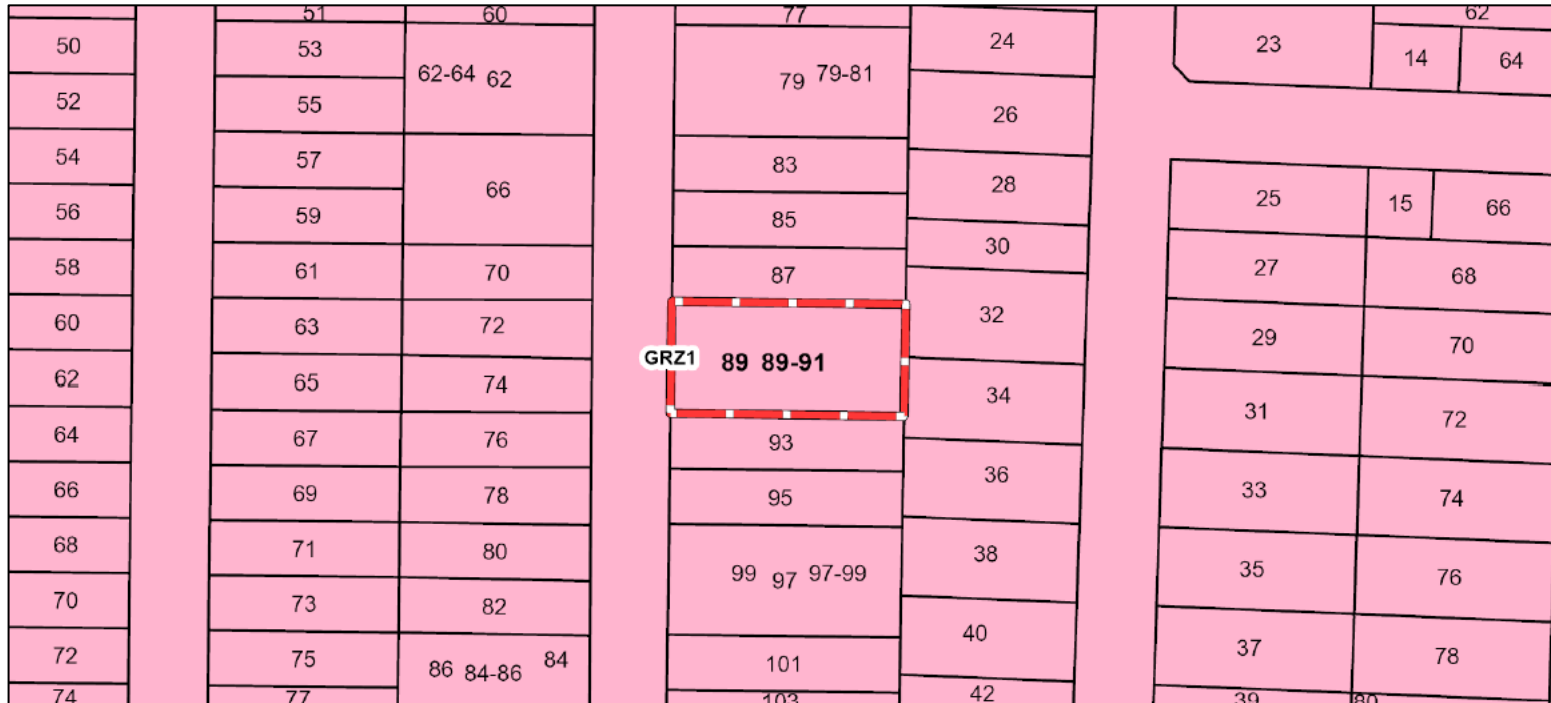


Figure 6. GRZ1 mapping – source: <https://mapshare.vic.gov.au/vicplan/>

The purpose of this zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-7, a planning permit is required to construct two or more dwellings on a lot.

Clause 55 of all planning schemes applies to the development of two or more dwellings on a lot and residential buildings up to and including three storeys. A proposal must meet the objectives of the new Clause 55 of the Mornington Peninsula Planning Scheme to be deemed to comply. Where all the applicable standards are met, there will be no third party right of appeal (objector appeal). In determining applications where this Clause applies, the responsible authority is exempt from and not required to consider the purpose and decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.

The development achieves a high level of compliance with the objectives and standards of Clause 55 with the exception of Standard B5-3 (Rooftop Solar Energy Generation Area). In accordance with Clause 32.08-4, 36.59 percent of the total site area is set aside as garden area.

10. PARTICULAR PROVISIONS

CLAUSE 52.06 – CAR PARKING

The objective of this policy is:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The development meets the parking requirements at Clause 52.06-5, providing a double garage to each dwelling that complies with the design standards for car parking at Clause 52.06-9.

Landscaping will be provided adjacent to the accessways to soften the appearance of hard surfacing within the streetscape. The proposal satisfies the requirements of this provision.

CLAUSE 52.37 – CANOPY TREES

The purpose of this Clause is:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

The proposal does not require the removal of any canopy trees and therefore an assessment against this provision is not required.

CLAUSE 53.03 – RESIDENTIAL RETICULATED GAS SERVICE CONNECTION

The purpose of this Clause is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions. A permit must not be granted for construction of a new dwelling or a new apartment development that is to be connected to a reticulated gas service.

A gas connection is not proposed, and it is expected that this will be enforced via permit condition.

CLAUSE 53.18 – STORM WATER MANAGEMENT IN URBAN DEVELOPMENT

The purpose of this Clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*



Whilst permeability on the site is reduced as a consequence of the development, the accompanying storm water management plan demonstrates that storm water will be suitably managed to minimise environmental impacts.


CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT

As outlined in the table below the proposed development achieves compliance with the Objectives and Standards of Clause 55. An assessment has been completed and is below.


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
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CLAUSE 55.02 – NEIGHBOURHOOD CHARACTER



<p>B2-1 Street Setback 55.02.-1 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.</p>	<p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or If no distance is specified in a schedule to the zone, the distance specified in Table B2-1 <p><i>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.</i></p>	Yes		<p>The proposed development is setback in excess of 6 metres from the street.</p> <p>The proposed front portico of Dwelling 1 has a maximum height of 3.218 metres and encroaches 1.560 metres into this setback.</p>
<p>B2-2 Building Height 55.02-2 To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p>	<p>The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land. Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.</p>	Yes		<p>The proposed building height does not exceed the requirement of the zone with a maximum building height of 7.678 metres.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B2-3 Side & rear setbacks 55.02-3 To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>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 setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <p>B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</p> <p>If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</p> <p><i>Sunblinds, verandahs, porches, eaves, facias, 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</i></p>	<p>Yes</p>		<p>The proposed development is setback from the side and rear boundaries of the site in accordance with the standard.</p> <p>Refer to setback envelopes shown on the elevation plans.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
	<p><i>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.</i></p>			



Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B2-4 Walls on boundaries 55.02-4 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>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	Yes		There are no walls on boundaries proposed.


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B2-5 Site Coverage 55.02-5</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings does not exceed:</p> <p>The maximum site coverage specified in a schedule to the zone; or</p> <ul style="list-style-type: none"> • If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. • If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5. 	Yes		The proposed site coverage does not exceed 65 per cent (42.75% proposed).
<p>B2-6 Access 55.02-6</p> <p>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</p>	<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</p>	Yes		<p>The width of the crossovers does not exceed 33 per cent of the street frontage (28.14% proposed).</p> <p>The proposed crossovers do not encroach into the TPZ of any existing street tree.</p>



Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B2-7 Tree Canopy 55.02-7 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.</p>	<p>Provide a minimum canopy cover as specified in Table B2-7.1.</p> <ul style="list-style-type: none"> • Site area 1000sqm or less – 10% of site area • More than 1000sqm – 20% of site area 	Yes		The accompanying landscape plan demonstrates that 10% canopy cover is provided with adequate deep soil areas nominated.
<p>B2-8 Front fences 55.02-8 To encourage front fence design that responds to the existing or preferred neighbourhood character.</p>	<p>Standard B2-8 A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. 	Yes		Not applicable. There is no front fence proposed.



Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
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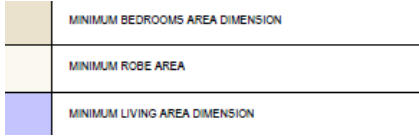
Clause 55.03 – Liveability


<p>B3-1 Dwelling diversity 55.03-1 To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments include at least:</p> <ul style="list-style-type: none"> • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. 	No		Not applicable. The proposed development does not include ten or more dwellings.
<p>B3-2 Parking location 55.03-2 To minimise the impact of vehicular noise within developments on residents.</p>	<p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. <p>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p>	No		Habitable room windows are well setback from accessways and car parks in accordance with the requirements of the Standard.


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-3 Street Integration 55.03-3 To integrate the layout of development with the street to support the safety and amenity of residents.</p>	<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. • The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>	No		<p>Passive surveillance is provided by a direct view from a habitable room window of each dwelling to the street and/or shared accessway.</p> <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are nominated for each dwelling.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-4 Entry 55.03-4</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>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. <p>Apartment development and residential building with a shared entry</p> <p>An apartment development and each residential building has:</p> <ul style="list-style-type: none"> • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation. 	No		<p>Each dwelling has a ground level entry door that has a direct line of sight from the street and an external covered area of at least 1.44 square metres with a minimum dimension of 1.2 metres over the entry door.</p>  <p>1.44m² MIN. AREA WITH 1.2m MIN. DIMENSION OVER ENTRY DOOR</p> <p>Refer TP10.</p>



Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-5 Private Open Space 55.03-5 To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>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:</p> <ul style="list-style-type: none"> • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none"> • The area and dimensions specified in the schedule must be 25 square metres or less; and • The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. 	No		<p>An area in excess of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width is nominated to each dwelling.</p> 

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
	If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.			
B3-6 Solar Access to Open Space 55.03-6 To allow solar access into the secluded private open space of new dwellings and residential buildings.	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.	No		The secluded private open space areas are on the northern side of the development and located to receive adequate solar access in accordance with the requirements of the Standard.
B3-7 Functional Layout 55.03-7 To ensure dwellings provide functional areas that meet the needs of residents.	Bedrooms: <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table B3-7.1; and • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.	No		The bedrooms and main living areas meet the minimum internal room dimensions specified in the standard. Wardrobes measuring a minimum of 0.8 square metres are nominated to each bedroom.  Refer TP10.

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-8 Room Depth 55.03-8 To allow adequate daylight into single aspect habitable rooms.</p>	<p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p>	No		<p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height.</p> <p>Ground floor:</p> <div data-bbox="1603 400 1883 735" style="border: 1px solid black; padding: 5px;"> <p><u>ROOM DEPTH COMPLIANCE</u></p> <p>DWELLING 1</p> <ul style="list-style-type: none"> - GROUND FLOOR CEILING HEIGHT: 2.7m - MAX. SINGLE ASPECT ROOM DEPTH ALLOWED: 6.75m DEPTH - HABITABLE ROOMS WITH SINGLE ASPECT: FAMILY & BED 1 - COMPLIANT <p>DWELLING 2 & 3</p> <ul style="list-style-type: none"> - GROUND FLOOR CEILING HEIGHT: 2.7m - MAX. SINGLE ASPECT ROOM DEPTH ALLOWED: 6.75m DEPTH - HABITABLE ROOMS WITH SINGLE ASPECT: FAMILY & BED 1 - COMPLIANT </div> <p>First floor:</p> <div data-bbox="1603 826 1872 1161" style="border: 1px solid black; padding: 5px;"> <p><u>ROOM DEPTH COMPLIANCE</u></p> <p>DWELLING 1</p> <ul style="list-style-type: none"> - FIRST FLOOR CEILING HEIGHT: 2.55m - MAX SINGLE ASPECT ROOM DEPTH ALLOWED: 6.375m DEPTH - HABITABLE ROOMS WITH SINGLE ASPECT: BED 2, BED 3, & BED 4 - COMPLIANT <p>DWELLING 2 & 3</p> <ul style="list-style-type: none"> - FIRST FLOOR CEILING HEIGHT: 2.55m - MAX SINGLE ASPECT ROOM DEPTH ALLOWED: 6.375m DEPTH - HABITABLE ROOMS WITH SINGLE ASPECT: STUDY, BED 2, BED 3, & BED 4 - COMPLIANT </div> <p>Refer TP10.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-9 Daylight to new windows 55.03-9 To allow adequate daylight into single aspect habitable rooms.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. <p>Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms.</p> <ul style="list-style-type: none"> • Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky. 	No		<p>All proposed habitable room windows are designed to face an outdoor space clear to sky in accordance with the requirements of the Standard.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-10 Natural Ventilation 55.03-10 To allow adequate daylight into single aspect habitable rooms.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development) Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Dwelling in or forming part of an apartment development At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	No		<p>The nominated ventilation pathways demonstrate compliance with the standard. The nominated breeze paths do not exceed 18 metres and ventilation openings are approximately the same size on each orientation.</p> <p>Refer TP10.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B3-11 Storage 55.03-11 To provide adequate storage facilities for each dwelling.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p> <p>Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</p>	No		<p>Each dwelling is provided with at least 6 cubic metres of externally accessible storage space.</p> <p>Refer TP03.</p>
<p>B3-12 Accessibility for Apartment Developments 55.03-12 To ensure the design of dwellings meets the needs of people with limited mobility.</p>	<p>At least 50 per cent of dwellings in or forming part of an apartment development have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12. 	No		<p>Not applicable as proposed dwellings do not form part of an apartment development.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
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Clause 55.04 – External Amenity


<p>B4-1 Daylight to existing windows 55.04-1 To allow adequate daylight into existing habitable room windows.</p>	<p>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.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Yes</p>		<p>All existing habitable room windows will maintain an adequate light court. The proposed development is setback from existing habitable room windows in accordance with the requirements of the Standard.</p> <p>The existing dwelling to the south is well setback and separated by the proposed driveway. The development is setback from existing habitable room windows of the dwelling to the north at least 50 per cent of the height of the new wall.</p>
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Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B4-2 Existing north facing windows 55.04-2 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"> • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	Yes		<p>The proposed development is well setback from existing north facing windows in accordance with the requirements of the Standard. The proposed shared driveway provides a generous buffer between the existing and proposed built form.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B4-3 Overshadowing secluded open space 55.04-3 To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>The area of secluded private open space that is not overshadowed by the new development is greater than:</p> <ul style="list-style-type: none"> • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. <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>	Yes		<p>The accompanying shadow diagrams demonstrate that the area of existing secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9am and 3pm on 22 September.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B4-4 Overlooking 55.04-4 To limit views into existing secluded private open space and habitable room windows.</p>	<p>In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or 	<p>Yes</p>		<p>All proposed first floor habitable room windows which are a potential source of overlooking are provided with obscuring glazing to a minimum height of 1700mm above FFL. It is noted that the requirements of this standard <u>do not apply to a bedroom.</u></p> <p>Boundary fencing will sufficiently limit overlooking at ground floor level.</p>


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
	<ul style="list-style-type: none"> • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <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 are:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>			


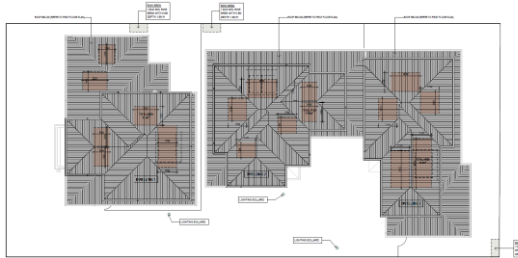
Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B4-5 Internal Views 55.04-5 To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</p> <ul style="list-style-type: none"> • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. <p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p>	No		Views into secluded private open space and habitable room windows within the development will be sufficiently limited in accordance with the standard.


Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
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CLAUSE 55.05 – SUSTAINABILITY



<p>B5-1 Permeability and stormwater management 55.05-1</p> <p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p>	<p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> – Suspended solids 80% reduction in mean annual load. – Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge. 	<p>No</p>		<p>The site area covered by pervious surfaces is at least 20 per cent of the total site area.</p> <p>The accompanying Bluefactor report and WSUD plan (TP05) demonstrate that the development will meet the best practice quantitative performance objectives for stormwater quality.</p>
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Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B5-2 Overshadowing domestic solar energy systems 55.05-2 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>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>	Yes		<p>The proposed development will not overshadow existing domestic solar energy systems on adjoining land.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B5-3 Rooftop solar energy generation area 55.05-3</p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</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"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p>	No		<p>Rooftop solar energy generation areas on nominated on the roof plan however, 34 square metres cannot be achieved for each dwelling due to the modest roof size and complex form (with hips and valleys). The areas nominated are considered reasonable as the roof design still provides a practical, usable space for solar generation.</p> <div style="text-align: center;">  </div> <p>Refer TP11.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B5-4 Solar protection to new north-facing windows 55.05-4</p> <p>To encourage external shading of north facing windows to minimise summer heat gain.</p>	<p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p>	<p>No</p>		<p>The plans show that all proposed north facing windows are shaded by fixed shading devices with a minimum horizontal depth of 0.25 times the window height.</p> <p>The window heights are specified on the northern elevation plan and the depth of eaves/shading devices are nominated on TP10.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
<p>B5-5 Waste and recycling 55.05-5</p> <p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>If the development includes a shared bin storage area: The shared bin storage area: – Is located within 40 metres of a kerbside collection point. – Includes a tap for bin washing. There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.</p> <p>Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p> <p>Dwelling in or forming part of an apartment development The development includes a shared bin storage area for use by each area</p>	No		<p>The plans nominate a bin storage area for each dwelling which meets the application area, depth and height specified in Table B5-5.1.</p> <p>Refer TP10.</p>

Title & Objective	Standard	Right of appeal where standard not met?	Complies / Does Not Comply	Decision Guidelines Assessment
	for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.			
<p>B5-6 Noise impacts 55.05-6</p> <p>To minimise the impact of mechanical plant noise located in the development.</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>No</p>		<p>There is no mechanical plant equipment proposed adjacent bedrooms of new or existing dwellings.</p>
<p>B5-7 Energy efficiency for apartment developments 55.05-7</p> <p>To achieve energy efficient dwellings and buildings.</p> <p>To ensure dwellings achieve adequate thermal efficiency.</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>	<p>No</p>		<p>Not applicable. The proposed dwellings do not form part of an apartment development.</p>



11. CONCLUSION

It is submitted that the proposal is consistent with the policies and provisions of the Mornington Peninsula Planning Scheme and should receive Council's support for the following reasons:

- The dwellings are of a useful design that will provide a valued and practical home for the future occupiers.
- The dwellings have been designed to avoid any significant loss of amenity to surrounding residents.
- The proposal achieves a high level of compliance with the objectives and standards of Clause 55.