

## CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

### **Purpose**

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To encourage residential development that provides reasonable standards of amenity for existing and new residents.*

*To encourage residential development that responds to the site and the surrounding area.*

### **Application**

*Provisions in this clause apply to the classes of applications specified in clauses:*

- *32.04-7, Mixed Use Zone,*
- *32.05-8, Township Zone,*
- *32.07-6, Residential Growth Zone,*
- *32.08-7, General Residential Zone,*
- *32.09-7, Neighbourhood Residential Zone,*
- *32.10-5, Housing Choice and Transport Zone.*

*The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.*

*The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.*

*The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:*

- *A dwelling that is not in, or does not form part of, an apartment development; or*
- *A residential building.*

### **Operation**

*The provisions of this clause contain:*

- **Objectives.** *An objective describes the outcome to be achieved in the completed development.*

- **Standards.** A standard contains the requirements to meet the corresponding objective.

*If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.*

*If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*

*If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.*

- **Decision guidelines.** If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

### **Requirements**

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

*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.*

### **Exemptions**

*Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:*

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- *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.*

*If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.*

*An application to which this clause applies is exempt from the requirements of:*

- *Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and*
- *Section 84B(2)(b) to (j) of the Act.*

### 55.01 Application requirements

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

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

#### 55.01-1 Site Description

*The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:*

- *The built form, scale and character of surrounding development including front fencing.*
- *Site shape, size, orientation and easements.*
- *Levels of the site and the difference in levels between the site and surrounding properties.*
- *The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.*
- *The use of surrounding buildings.*
- *The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.*
- *Solar access to the site and to surrounding properties.*
- *Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.*
- *Any cut and filled areas of soil, where known.*
- *Street frontage features such as poles, services, street trees and kerb crossovers.*
- *The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.*

Detailed site description is conveyed by

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- Development plans
- Descriptions in the application
- Site and context plans

Surrounding development does not contain a significant expanse of built form – land around the immediate site is generally either landscaped, car parking, or roads

To the northeast of the site is the existing hotel, a large three-story building whilst existing double storey dwellings on large blocks are evident to the southeast of the site.

The site is essentially a rectangular shape running east from Sands Boulevard and is not subject to easements

Levels of the site are evident on the site and context plan.

Location of open space within 9 meters is shown on the development plans, noting the vast majority of the development is greater than nine meters from nearby properties.

There are no trees greater than five meters in height evident in close proximity.

Street furniture is shown the development and sights and context plans.

There are no solar energy systems evident within close proximity of the site

### **55.01-2 Design response**

*The design response must explain how the proposed design derives from and responds to the site description*

*The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.*

*The design response must include a landscape plan that details the proposed:*

- Retention and planting of canopy trees,

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- *Planting of other vegetation including location, species, number and size at maturity of vegetation,*
- *Where required, areas of deep soil and root barriers,*
- *Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,*
- *Selection of vegetation that responds to the site's environment and geographic factors,*

*A plan showing the location of site services, clothes drying and storage.*

The design response is evident in the Development Plans and the Landscape Plans

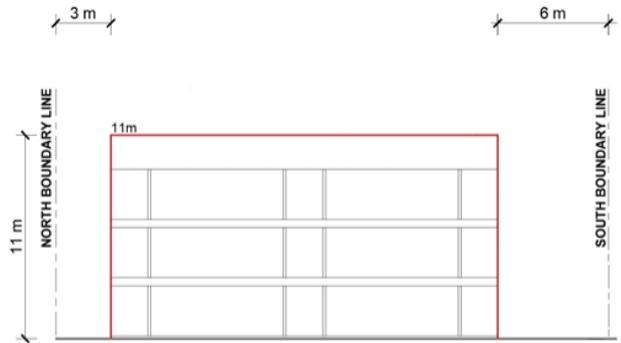
In particular

- There is little input from the existing built form into the design response based on the fact that the hotel has much more dramatic scale in bulk than the proposal but is otherwise unaffected by it and also the fact that the dwellings facing The Esplanade are at some distance from the site in terms of visibility and also represent a different type of development.
- Amongst the key inputs to design are the east-west access and egress from Sands Boulevard, the existing tennis court site, surrounding landscaped mounds, and the presence of the car park on the immediate north. In response the design
  - Creates north facing rear yards with direct access from open plan living dining, and kitchen areas to optimize solar access
  - On the same interface proposes solid brick fencing to rear yards to provide privacy from the car park but broken up by batten fencing adjacent to landscaped areas
  - Provides solar protection to all north facing windows
  - Proposes skylights strategically positioned to maximize natural daylight and support effective ventilation
  - Creates pedestrian access along the accessway to the south
  - Creates appropriate screening to ensure no overlooking of properties to the south
  - Provides a sense of address by landscaping, projecting awnings, and low height walls to define each dwelling entrance
  - Orients upper level decks to capture southern views for Townhouses 1-7 and golf course views for Townhouses 8 & 9
  - Retaining landscaping on the west and south to soften the interface with the vehicle access way and Sands Boulevard
  - Provides a detailed landscape response including irrigation water supply canopy trees

CLAUSE 55.02 NEIGHBOURHOOD CHARACTER			
<p><b>55.02-1 Street setback objective</b></p> <p>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><b>Standard B2-1</b></p> <p><i>Walls of buildings are set back from streets:</i></p> <ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.</i></li> </ul> <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>	<p><b>Deemed to comply</b></p> <p>The most appropriate categorization in response to table B2-1 context is that there is no existing building on either of the busting allotments facing the same street and the site is not on a corner. In this case the minimum set back from the front street would be 4 metres which is met by the proposal</p>	<p><b>Plan ref</b></p> <p>TP2.01</p>
<p><b>55.02-2 Building height objective</b></p> <p>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p>	<p><b>Standard B2-2</b></p> <p><i>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</i></p> <p><i>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</i></p>	<p><b>Deemed to comply</b></p> <p>The Schedule specifies a height, variable with a permit, of 7.5m in the Medium Density – Zone 1.</p> <p>The submitted drawings show the 7.5m height above natural surface as a red dashed line within which the buildings are contained.</p>	<p>TP4.01</p>
<p><b>55.02-3 Side and rear setbacks objective</b></p>	<p><b>Standard B2-3</b></p>	<p><b>Variation</b></p> <p>TH01</p>	<p>TP2.21- TP2.23</p>

<p><i>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.</i></p>	<p><i>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.</i></p> <p><i>Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</i></p> <ul style="list-style-type: none"> <li>• <i>B2-3.1:</i></li> </ul> <p><i>The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i></p> <ul style="list-style-type: none"> <li>• <i>B2-3.2:</i></li> </ul> <p><i>If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</i></p> <p><i>If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</i></p> <p><i>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</i></p> <p><i>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</i></p>	<ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> <li>• West Complies</li> </ul> <p>TH02</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH03</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH04</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH05</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH06</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH07</p> <ul style="list-style-type: none"> <li>• North Complies</li> <li>• South Complies</li> </ul> <p>TH08</p> <ul style="list-style-type: none"> <li>• East Variation</li> <li>• South Variation</li> </ul> <p>TH09</p> <ul style="list-style-type: none"> <li>• North Variation</li> <li>• East Variation</li> </ul> <p>The variations sought for TH08 and TH09 are a consequence of the proposed boundary of the lot. Increasing the extent of the lot would</p>	<p>TP3.03</p>
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	<p><b>Diagram B2-3.2 Side and rear setbacks</b></p> 		
<p><b>55.02-4 Walls on boundaries objectives</b></p> <p><i>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.</i></p>	<p><b>Standard B2-4</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li> <li><i>The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</i></li> </ul> <p><i>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.</i></p>	<p><b>Variation</b></p> <p>TH08 and TH09 do not comply. This is a consequence of the proposed boundary of the lot. Increasing the extent of the lot would ensure compliance but would otherwise deliver no benefit so this option has not been undertaken. In terms of the decision guidelines, given the lack of dwellings and buildings in the vicinity of the site none of the considerations have significant relevance and the variations are considered acceptable</p>	<p>TP2.21-TP2.23 TP3.03</p>

	<p><i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></p> <p><i>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.</i></p>																
<p><b>55.02-5 Site coverage objective</b></p> <p><i>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</i></p>	<p><b>Standard B2-5</b></p> <p><i>The site area covered by buildings does not exceed:</i></p> <ul style="list-style-type: none"> <li>• <i>The maximum site coverage specified in a schedule to the zone; or</i></li> <li>• <i>If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.</i></li> </ul> <p><i>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.</i></p> <p><b>Table B2-5 Site coverage</b></p> <table border="1" data-bbox="638 1013 1281 1273"> <thead> <tr> <th>Zone</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> <tr> <td>Housing Choice and Transport Zone</td> <td></td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		<p><b>Deemed to comply</b></p> <p>No maximum site coverage is specified in a schedule to the zone and Table B2-5 does not specify the CDZ.</p> <p>The site itself is surrounded on the south and west by open space, and the proposal is consistent with the scale and coverage of other medium density outcomes in the vicinity</p>	
Zone	Area																
Neighbourhood Residential Zone	60 per cent																
Township Zone																	
General Residential Zone	65 per cent																
Residential Growth Zone	70 per cent																
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Housing Choice and Transport Zone																	

<p><b>55.02-6 Access objective</b></p> <p><i>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</i></p>	<p><b>Standard B2-6</b></p> <p><i>The width of accessways or car spaces (other than to a rear lane) does not exceed:</i></p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage; or</li> <li>• 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.</li> </ul> <p><i>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</i></p> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p> <p>Access width is 14% of total frontage</p> <p>One street tree is proposed to be removed.</p>	<p>TP2.01</p>						
<p><b>55.02-7 Tree canopy objectives</b></p> <p><i>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</i></p> <p><i>To preserve existing canopy cover and support the provision of new canopy cover.</i></p> <p><i>To ensure new canopy trees are climate responsive, support</i></p>	<p><b>Standard B2-7</b></p> <p><i>Provide a minimum canopy cover as specified in Table B2-7.1.</i></p> <p><b>Table B2-7.1 Canopy cover</b></p> <table border="1" data-bbox="640 986 1283 1137"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>10% of site area</td> </tr> <tr> <td>More than 1000 square metres</td> <td>20% of site area</td> </tr> </tbody> </table> <p><i>Existing trees to be retained meet all of the following:</i></p> <ul style="list-style-type: none"> <li>• Has a height of at least 5 metres,</li> </ul>	Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	<p><b>Variation</b></p> <p>The proposal does not comply with the standard however;</p> <ul style="list-style-type: none"> <li>• The site is already substantially unvegetated, being largely an existing tennis court.</li> <li>• The existing surrounding canopy cover is significant</li> <li>• In terms of character, the site is largely hidden from the public realm by the existing mounding</li> </ul>	
Site area	Canopy cover								
1000 square metres or less	10% of site area								
More than 1000 square metres	20% of site area								

biodiversity, wellbeing and amenity, and help reduce urban heat.

- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.

**Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements**

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 square metres <small>(min. plan dimension 2.5 metres)</small>	12 cubic metres <small>(min. plan dimension 2.5 metres)</small>	0.8 metre
B	8 metres	8 metres	50.3 sqm	49 square metres <small>(min. plan dimension 4.5 metres)</small>	28 cubic metres <small>(min. plan dimension 4.5 metres)</small>	1 metre
C	12 metres	12 metres	113.1 sqm	121 square metres <small>(min. plan dimension 6.5 metres)</small>	64 cubic metres <small>(min. plan dimension 6.5 metres)</small>	1.5 metre

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

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

Trees are located in either:

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

and vegetation on the south and the west of the proposed dwellings.

- The Landscape Plan proposes 5 additional canopy trees of appropriate climate responsive species.

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	<ul style="list-style-type: none"><li>• <i>A planter as specified in Table B2-7.2.</i></li></ul> <p><i>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.</i></p>		
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<p><b>55.02-8 Front fences objective</b></p> <p><i>To encourage front fence design that responds to the existing or preferred neighbourhood character.</i></p>	<p><b>Standard B2-8</b></p> <p><i>A front fence within 3 metres of a street is:</i></p> <ul style="list-style-type: none"> <li><i>The maximum height specified in a schedule to the zone, or</i></li> <li><i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</i></li> </ul> <p><b>Table B2-8 Maximum front fence height</b></p> <table border="1"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p><b>Deemed to comply</b></p> <p>No fence is proposed to the street</p>	
Street context	Maximum front fence height								
Streets in a Transport Zone 2	2 metres								
Other streets	1.5 metres								

CLAUSE 55.03 LIVEABILITY			
<p><b>55.03-1 Dwelling diversity objective</b></p> <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p>	<p><b>Standard B3-1</b></p> <p><i>Developments include at least:</i></p> <ul style="list-style-type: none"> <li>• <i>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</i></li> <li>• <i>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</i></li> <li>• <i>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</i></li> </ul>	<p><b>Deemed to comply</b></p> <p>Only nine dwellings are proposed</p>	
<p><b>55.03-2 Parking location objective</b></p> <p><i>To minimise the impact of vehicular noise within developments on residents</i></p>	<p><b>Standard B3-2</b></p> <p><i>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</i></p> <ul style="list-style-type: none"> <li>• <i>1.5 metres; or</i></li> <li>• <i>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</i></li> <li>• <i>1 metre where window sills are at least 1.5 metres above ground level.</i></li> </ul>	<p><b>Deemed to comply</b></p> <p>All relevant habitable room windows are on first level</p>	

	<p><i>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.</i></p>		
<p><b>55.03-3 Street integration objective</b></p> <p><i>To integrate the layout of development with the street to support the safety and amenity of residents.</i></p>	<p><b>Standard B3-3</b></p> <p><i>Where a development fronts a street, a vehicle accessway or abuts public open space:</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>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.</i></li> </ul> <p><i>Lighting is provided to all external accessways and paths.</i></p> <p><i>Mailboxes are provided for each dwelling and can be communally located.</i></p>	<p><b>Deemed to comply</b></p> <p>Both the accessway and the street are subject to direct views</p> <p>Lighting is provided to all external accessways and paths</p> <p>Mailboxes are provided for each dwelling and are communally located in the accessway</p>	
<p><b>55.03-4 Entry objectives</b></p> <p><i>To provide each dwelling, apartment development or</i></p>	<p><b>Standard B3-4</b></p>	<p><b>Deemed to comply</b></p>	<p>TP2.21-2.23</p>

<p><i>residential building with its own sense of identity.</i></p> <p><i>To provide entries with weather protection, safe design, natural light and ventilation.</i></p>	<p><b><i>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</i></b></p> <p><i>Each dwelling and each residential building has a ground level entry door that:</i></p> <ul style="list-style-type: none"> <li>• <i>Has a direct line of sight from a street, accessway or shared walkway.</i></li> <li>• <i>Is not accessed through a garage.</i></li> <li>• <i>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.</i></li> </ul> <p><b><i>Apartment development and residential building with a shared entry</i></b></p> <p><i>An apartment development and each residential building has:</i></p> <ul style="list-style-type: none"> <li>• <i>A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.</i></li> <li>• <i>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.</i></li> </ul>	<p>All dwellings have ground level entry doors with a direct line of sight from the accessway</p>	
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	<ul style="list-style-type: none"> <li>• <i>Shared corridors and common areas have at least one source of natural light and natural ventilation.</i></li> </ul>		
<p><b>55.03-5 Private open space objectives</b></p> <p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p>	<p><b>Standard B3-5</b></p> <p><i>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>• <i>An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or</i></li> <li>• <i>A balcony with at least the area and dimensions specified in Table B3-5; or</i></li> <li>• <i>An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</i></li> <li>• <i>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</i></li> </ul> <p><i>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</i></p>	<p><b>Deemed to comply</b></p> <p>Each townhouse has a ground level private courtyard of at least 25 square meters (minimum 39sqm) and with direct access from a living area dining area or kitchen – an area for clothes drying is also provided in this space.</p> <p>Upper level terraces are also provided</p>	<p>TP2.21-2.23</p>

	<ul style="list-style-type: none"> <li>• <i>The area and dimensions specified in the schedule must be 25 square metres or less; and</i></li> <li>• <i>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.</i></li> </ul> <p><i>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.</i></p> <p><i>Where ground level private open space is provided an area for clothes drying is provided.</i></p> <p><b>Table B3-5 Private open space for a balcony</b></p> <table border="1"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 bedroom dwelling	12 square metres	2.4 metres		
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																						
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																						
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres																						
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres																						
	2 bedroom dwelling	8 square metres	2 metres																						
	3 bedroom dwelling	12 square metres	2.4 metres																						
<b>55.03-6 Solar access to open space objective</b>	<b>Standard B3-6</b>  <i>The southern boundary of secluded private open space is set back from any wall on the north of the space at least</i>	<b>Deemed to comply</b>  Distance between southern boundary of secluded private open space is greater than 3.71m	TP3.01, TP2.21-2.23																						

<p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p><math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B3-6 Solar access to open space</b></p>											
<p><b>55.03-7 Functional layout objective</b></p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	<p><b>Standard B3-7</b></p> <p>Bedrooms:</p> <ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table B3-7.1; and</li> <li>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</li> </ul> <p><b>Table B3-7.1 Bedroom dimensions</b></p> <table border="1"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	<p><b>Deemed to comply</b></p> <p>All bedrooms and living areas are of appropriate dimensions</p>	<p>TP2.21-2.23</p>
Bedroom type	Minimum width	Minimum depth										
Main bedroom	3 metres	3.4 metres										
All other bedrooms	3 metres	3 metres										

	<p><i>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</i></p> <p><b>Table B3-7.2 Living area dimensions</b></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm		
Dwelling type	Minimum width	Minimum area										
Studio and 1 bedroom dwelling	3.3 metres	10 sqm										
2 or more bedroom dwelling	3.6 metres	12 sqm										
<p><b>55.03-8 Room depth objective</b></p> <p><i>To allow adequate daylight into single aspect habitable rooms.</i></p>	<p><b>Standard B3-8</b></p> <p><i>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.</i></p> <p><i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i></p> <ul style="list-style-type: none"> <li><i>The room combines the living area, dining area and kitchen; and</i></li> <li><i>The kitchen is located furthest from the window; and</i></li> <li><i>The ceiling height is at least 2.7 metres measured from finished floor level to finished</i></li> </ul>	<p><b>Deemed to comply</b></p> <p>Refer to the dimensions shown on TP2.21–TP2.23. Room depths exceed 9 m for TH02–TH07 - however, the north-facing orientation and skylights above ensure adequate daylight to the kitchen, dining, and living spaces.</p>										

	<p><i>ceiling level, this excludes where services are provided above the kitchen; and</i></p> <ul style="list-style-type: none"> <li><i>An overhang extends no more than 2m beyond the window of the single aspect habitable room.</i></li> </ul> <p><i>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</i></p>		
<p><b>55.03-9 To allow adequate daylight into single aspect habitable rooms.</b></p>	<p><b>Standard B3-9</b></p> <p><b><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></b></p> <p><i>A window in an external wall of the building is provided to all habitable rooms.</i></p> <p><i>Habitable rooms in a dwelling have a window that faces:</i></p> <ul style="list-style-type: none"> <li><i>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</i></li> <li><i>A verandah provided it is open for at least one third of its perimeter; or</i></li> </ul>	<p><b>Deemed to comply</b></p>	<p>T2.21-2.23</p>

	<ul style="list-style-type: none"> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul> <p><b>Dwelling in or forming part of an apartment development</b></p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:</p> <ul style="list-style-type: none"> <li>• A minimum width of 1.2 metres.</li> <li>• A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> <li>• A window clear to the sky.</li> </ul>		
<p><b>55.03-10 Natural ventilation objectives</b></p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p><b>Standard B3-10</b></p> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p>	<p><b>Deemed to comply</b></p> <p>Breeze paths typically meet the standard but not universally.</p> <p>TH08 and TH09 fall short at both ground and first floor level, partly as a result of the limited extent of the building. All other townhouses are 18m at ground level and at first floor level but fall marginally short at upper level (typically 16.8m).</p>	<p>TP2.21-2.23</p>

	<ul style="list-style-type: none"> <li>• <i>A maximum breeze path through the dwelling of 18 metres.</i></li> <li>• <i>A minimum breeze path through the dwelling of 5 metres.</i></li> <li>• <i>Ventilation openings with approximately the same size.</i></li> </ul> <p><i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i></p> <p><b><i>Dwelling in or forming part of an apartment development</i></b></p> <p><i>At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</i></p> <ul style="list-style-type: none"> <li>• <i>A maximum breeze path through the dwelling of 18 metres.</i></li> <li>• <i>A minimum breeze path through the dwelling of 5 metres.</i></li> <li>• <i>Ventilation openings with approximately the same size.</i></li> </ul> <p><i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i></p>	<p>The decision guidelines refer to the orientation and wind exposure of the site, and it is noted that the north/south orientation, the coastal location with immediate proximity to predominantly southerly winds both mitigate the need for the full extent of breezeway.</p>	
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<p><b>55.03-11 Storage objective</b></p> <p><i>To provide adequate storage facilities for each dwelling.</i></p>	<p><b>Standard B3-11</b></p> <p><b><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></b></p> <p><i>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</i></p> <p><b><i>Dwelling in or forming part of an apartment development</i></b></p> <p><i>Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</i></p> <p><b>Table B3-11 Storage</b></p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p><b>Deemed to comply</b></p> <p>In excess of six cubic meters is provided to each dwelling</p>	<p>TP1.11, TP2.21- 2.23</p>
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling																
Studio	8 cubic metres	5 cubic metres																
1 bedroom dwelling	10 cubic metres	6 cubic metres																
2 bedroom dwelling	14 cubic metres	9 cubic metres																
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																
<p><b>55.03-12 Accessibility for apartment developments objective</b></p>	<p><b>Standard B3-12</b></p> <p><i>At least 50 per cent of dwellings in or forming part of an apartment development have:</i></p>	<p><b>Deemed to comply</b></p>	<p>TP2.21- 2.23</p>															

*To ensure the design of dwellings meets the needs of people with limited mobility.*

- *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.*

**Table B3-12 Bathroom design**

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

	<p>Path to circulation area      A clear path with a minimum width of 900mm from the door opening to the circulation area.      Not applicable.</p>		
	<p>Shower      A hobless (step-free) shower.      A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</p>		
	<p>Toilet      A toilet located in the corner of the room.      A toilet located closest to the door opening and clear of the circulation area.</p>		

**CLAUSE 55.04 EXTERNAL AMENITY**

**55.04-1 Daylight to existing windows objective**

To allow adequate daylight into existing habitable room windows.

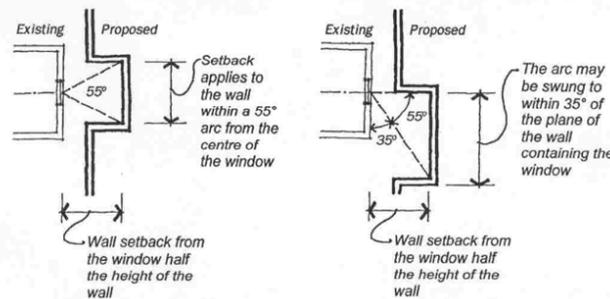
**Standard B4-1**

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B4-1 Daylight to existing windows

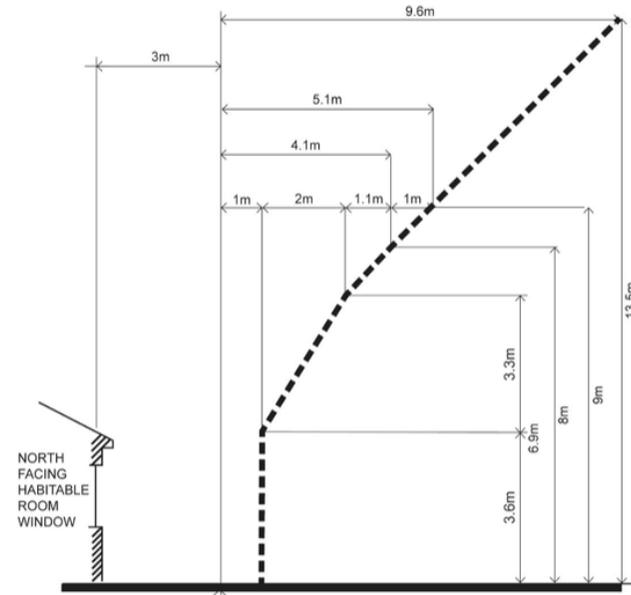


**Deemed to comply**

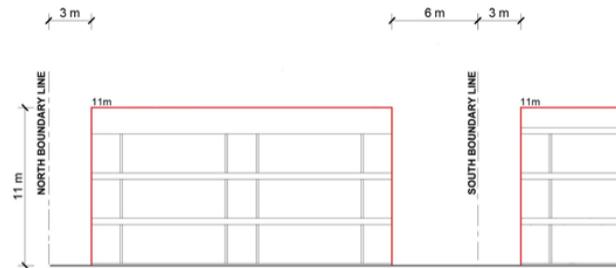
There are no existing habitable room windows subject to this standard

<p><b>55.04-2 Existing north-facing windows objective</b></p> <p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p>	<p><b>Standard B4-2</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i></li> </ul> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p> <p>There are no north facing habitable windows on neighbouring dwellings within 3m of the boundary</p>	
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**Diagram B4-2.1 North-facing windows**

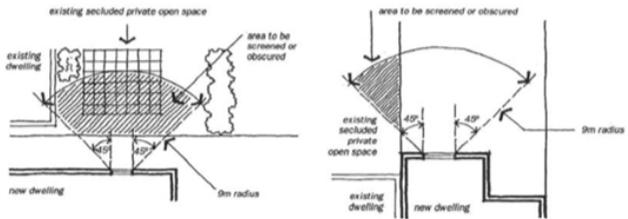


**Diagram B4-2.2 North-facing windows**



<p><b>55.04-3 Overshadowing secluded open space objective</b></p> <p><i>To ensure buildings do not significantly overshadow existing secluded private open space</i></p>	<p><b>Standard B4-3</b></p> <p><i>The area of 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 9 am and 3 pm on 22 September.</i></p> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p> <p>No adjoining open space is overshadowed</p>	<p>TP6.01</p>
<p><b>55.04-4 Overlooking objective</b></p> <p><i>To limit views into existing secluded private open space and habitable room windows.</i></p>	<p><b>Standard B4-4</b></p> <p><i>In Clause 55.04-4 a habitable room does not include a bedroom.</i></p> <p><i>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.</i></p> <p><i>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:</i></p>	<p><b>Deemed to comply</b></p> <p>No habitable area is within a horizontal distance of nine meters of secluded open space of an existing</p>	<p>TP2.02</p>

	<ul style="list-style-type: none"> <li>• <i>Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</i></li> <li>• <i>Has sill heights of at least 1.7 metres above floor level; or</i></li> <li>• <i>Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</i></li> <li>• <i>Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</i></li> <li>• <i>Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</i></li> </ul> <p><i>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.</i></p> <p><i>Screens used to obscure a view are:</i></p> <ul style="list-style-type: none"> <li>• <i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i></li> <li>• <i>Permanent, fixed and durable.</i></li> <li>• <i>Designed and coloured to blend in with the development.</i></li> </ul> <p><i>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</i></p>		
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	<p>room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p><b>Diagram B 4-4 Overlooking</b></p> 		
<p><b>55.04-5 Internal views objective</b></p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</p>	<p><b>Standard B4-5</b></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"> <li>• Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li> <li>• Has a sill height of at least 1.7 metres above floor level; or</li> <li>• Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level; or.</li> </ul>	<p><b>Deemed to comply</b></p> <p>Views into secluded open space and habitable room windows within the development are designed to achieve Standard B4-5</p>	<p>TP2.21-23</p>

	<ul style="list-style-type: none"><li>• <i>Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</i></li></ul> <p><i>Direct views are measured at a height of 1.7 metres above floor level and within:</i></p> <ul style="list-style-type: none"><li>• <i>A 45 degree horizontal angle from the edge of the new window or balcony.</i></li><li>• <i>A 45 degree angle in the downward direction.</i></li></ul> <p><i>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.</i></p>		
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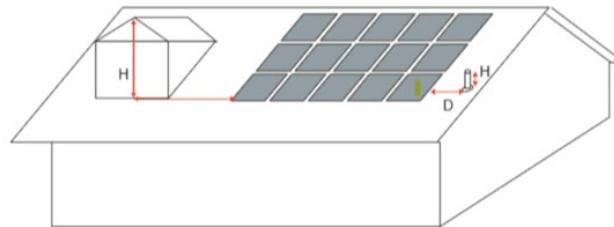
CLAUSE 55.05 SUSTAINABILITY			
<p><b>55.05-1 Permeability and stormwater management objective</b></p> <p><i>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p><i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></p> <p><i>To contribute to urban cooling.</i></p>	<p><b>Standard B5-1</b></p> <p><i>The site area covered by the pervious surfaces is at least 20 percent of the site.</i></p> <p><i>The development includes a stormwater management system designed to:</i></p> <ul style="list-style-type: none"> <li>• <i>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:</i> <ul style="list-style-type: none"> <li>○ <i>Suspended solids 80% reduction in mean annual load.</i></li> <li>○ <i>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</i></li> <li>○ <i>Litter 70% reduction of mean annual load.</i></li> </ul> </li> </ul> <p><i>Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</i></p>	<p><b>Deemed to comply</b></p> <p>Pervious surface site coverage is 32%.</p> <p>The appended stormwater management plans are designed to achieve an 80% TSS load reduction rate a 74 TP load reduction and a 59% T load reduction rate</p>	<p>TP1.11</p> <p>SWMPO</p>

	<ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>		
<p><b>55.05-2 Overshadowing domestic solar energy systems objective</b></p> <p><i>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.</i></p>	<p><b>Standard B5-2</b></p> <p><i>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.</i></p> <p><i>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</i></p> <p><i>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</i></p>	<p><b>Deemed to comply</b></p> <p>No solar systems on the roof of nearby buildings are shaded by the proposal</p>	TP6.01
<p><b>55.05-3 Rooftop solar energy generation area objective</b></p> <p><i>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</i></p>	<p><b>Standard B5-3</b></p> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p> <p>Appropriate areas are provided</p>	TP2.03

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

- 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.

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



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

	<p><b>Table B5-3 Minimum rooftop solar energy generation area</b></p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table> <p><i>This standard does not apply to apartments and residential buildings.</i></p>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres		
Number of bedrooms	Minimum roof area										
1 bedroom dwelling	15 square metres										
2 or 3 bedroom dwelling	26 square metres										
4 or more bedroom dwelling	34 square metres										
<p><b>55.05-4 Solar protection to new north-facing windows objective</b></p> <p><i>To encourage external shading of north facing windows to minimise summer heat gain.</i></p>	<p><b>Standard B5-4</b></p> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p>	<p>TP2.21-2.23</p> <p>TP4.02</p>								
<p><b>55.05-5 Waste and recycling objectives</b></p> <p><i>To ensure dwellings are designed to facilitate waste recycling.</i></p> <p><i>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general</i></p>	<p><b>Standard B5-5</b></p> <p><b><i>Dwelling (other than a dwelling in or forming part of an apartment development)</i></b></p> <p><i>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.</i></p>	<p><b>Deemed to comply</b></p> <p>Each dwelling contains an individual bin storage area in accordance with the requirements of the relevant table</p>	<p>TP2.21-2.23</p>								

<p>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><b>Table B5-5.1 Bin storage</b></p> <table border="1"> <thead> <tr> <th>Type of bin storage area</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>Individual bin storage area for a dwelling.</td> <td>1.8 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 3 dwellings or less.</td> <td>5.4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared bin storage area for 4 or more dwellings.</td> <td>1 square metre per dwelling plus 4 square metres</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> </tbody> </table> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> <li>▪ The shared bin storage area:             <ul style="list-style-type: none"> <li>– Is located within 40 metres of a kerbside collection point.</li> </ul> </li> </ul> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> <li>• The shared bin storage area:             <ul style="list-style-type: none"> <li>○ Is located within 40 metres of a kerbside collection point.</li> <li>○ Includes a tap for bin washing.</li> </ul> </li> <li>• There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.</li> </ul> <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><b>Dwelling in or forming part of an apartment development</b></p>	Type of bin storage area	Minimum area	Minimum depth	Minimum height	Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres	Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres	Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres	<p>Waste vehicles can enter and exit the site in a forward direction</p> <p>Each dwelling is capable of supporting internal waste and recycled storage space</p>	<p>TP5.11</p>
Type of bin storage area	Minimum area	Minimum depth	Minimum height																
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres																
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	<p><i>The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.</i></p> <p><b>Table B5-5.2 Apartment bin storage</b></p> <table border="1"> <thead> <tr> <th>Number of dwellings</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>15 or less dwellings</td> <td>0.7 square metres per dwelling in a shared waste storage area</td> <td>0.8 metres</td> <td>2.7 metres</td> </tr> <tr> <td>16 to 55 dwellings</td> <td>0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> <tr> <td>56 or more dwellings</td> <td>0.5 square metres per dwelling in a shared waste storage area.</td> <td>1 metre</td> <td>2.7 metres</td> </tr> </tbody> </table> <p><i>Enclosed bin storage areas are ventilated by:</i></p> <ul style="list-style-type: none"> <li><i>Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or</i></li> <li><i>A mechanical exhaust ventilation system.</i></li> </ul> <p><i>A tap and drain is provided to wash bins.</i></p> <p><i>A continuous path of travel is provided from each dwelling to bin storage areas.</i></p> <p><i>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</i></p>	Number of dwellings	Minimum area	Minimum depth	Minimum height	15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres	16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres	56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres		
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<b>55.05-6 Noise impacts objective</b>	<b>Standard B5-6</b>	<b>Deemed to comply</b>	NA																

<p><i>To minimise the impact of mechanical plant noise located in the development.</i></p>	<p><i>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.</i></p>	<p>No significant plant is proposed</p>																			
<p><b>55.05-7 Energy efficiency for apartment developments objectives</b></p> <p><i>To achieve energy efficient dwellings and buildings.</i></p> <p><i>To ensure dwellings achieve adequate thermal efficiency.</i></p>	<p><b>Standard B5-7</b></p> <p><i>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.</i></p> <table border="1" data-bbox="640 759 1285 1203"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M<sup>2</sup> per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	<p><b>Deemed to comply</b></p> <p>We have identified that Torquay sits within Climate Zone 64 which requires a maximum cooling load of 19 under the NatHERS framework. Whilst a formal energy assessment has not yet been undertaken we are prepared to provide NatHERS reports if requested by Council at this stage.</p> <p>The proposal has been designed with energy efficiency in mind including north facing primary living areas for passive solar gain.</p>	<p>NA</p>
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