7.1.4 UPDATE ON STATE GOVERNMENT HOUSING ANNOUNCEMENTS

Responsible Manager:	Sean McNamee, Manager Strategic Planning
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RECOMMENDATION

That Council notes:

1. **the recent suite of announcements from the State Government on broad housing and planning issues as part of their implementation of the Victoria's Housing Strategy as outlined in this report;**
2. **that further reports will be made to Council as part of future State Government consultation on changes.**

INTRODUCTION

The purpose of this report is to provide an overview and update to Council on the series of recent housing announcements and planning changes made by the Victorian State Government.

The recent announcements are provided in Attachment 1 to this report.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City
Ensure an economically, socially, and environmentally sustainable municipality.

Enhanced Places
Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.
Pursue a planning framework that meets Monash needs.

Good Governance
Effectively communicate and engage with the community.
Maintain the highest standards of good governance.

BACKGROUND

In September 2023 the Victorian State government released the document, Victoria's Housing Statement, 2023 (Statement).

The Statement set out a ten year vision for Victoria's housing system and identified a range of action across five thematic areas:

- Good decisions, made faster
- Cheaper housing, closer to where you work
- Protecting renters' rights
- More social housing

- A long-term housing plan

In parallel with the release of the Statement the government made several changes to planning schemes across the State.

Amendment VC242

Amendment VC242 changes the planning scheme by inserting two new Clauses,

- Clause 53.22 - Significant economic development; and
- Clause 53.23 - Significant residential development with affordable housing.

These Clauses created a pathway for large developments to elect to have the Department of Planning assess their development application rather than Council.

It is important to note that there are specific requirements for developments to meet these Clauses, in particular Clause 53.23 requires the development to provide 10% affordable housing as part application.

What does this mean?

Overall, the two new Clauses set out a series of requirements, in particular development cost thresholds, which if met, make the Minister for Planning, rather than Council, the responsible authority for determining a planning application that falls within those thresholds. (Applications under these provisions are to be lodged with Development Facilitation Victoria.)

To date there have been no applications lodged with the Minister under these provisions in Monash.

VC243 – Future Homes, ResCode changes and 300m2 lot size

This amendment implemented several of the changes flagged in the Victoria's Housing Strategy.

In particular it made changes to planning scheme to:

- Delete the planning permit requirement for dwellings or alterations on lots between 300m2 to 500m2.
- Made a series of ResCode standards as "deemed to comply" for multi-unit development – sometimes referred to as "code assess". This means if a development meets the listed ResCode standard, it is not assessed but accepted as appropriate as part of the application.
- Provides the option to use the *Future Homes* apartment designs within 800m2 of railway stations and specified activity centres.

To date there have been no applications utilising the *Future Homes* designs in Monash.

VC253 - Small second dwelling

On 14 December 2023 the State approved Amendment VC253. This Amendment introduced another change flagged in Victoria's Housing Statement by creating the new land use term and siting, design and amenity requirements for a "small second dwelling".

Small second dwelling is defined as:

> *A building with a gross floor area of 60 square metres or less, on the same lot as an existing dwelling and used as a self-contained residence, which must include: a kitchen sink; food preparation facilities; a bath or shower; and a toilet and wash basin.*

A Small second dwelling does not require a planning permit and is exempt from meeting car parking requirements.

DISCUSSION

Since the release of Victoria's Housing Statement in 2023 there has been a series of new activity from both the Victoria Planning Authority (VPA) and the Department of Transport and Planning (DTP) in the land use planning and development approvals area.

These programmes include:

- A proposed Performance Assessment Model (deemed to comply changes ResCode)
- Consultation on Plan Victoria
- Release of draft Housing Targets
- Development of the Chadstone Activity Centre Plan
- Announcement of new State planning for 50 activity centres:
    - Oakleigh Activity Centre
    - Hughesdale Activity Centre
- Announcement of changes to second dwelling and 2 lot subdivision
- Announcement of Development Contributions Reform
- Announcement changes to Future Homes program (increasing from 3 to 5 storeys)

ResCode - Performance Assessment Model (deemed to comply)

ResCode is the series of planning provisions that set out requirements for the construction of single or multi dwelling development.

ResCode is designed as a performance-based assessment system and includes:

- Design Objectives, which must be met and;
- Standards, which should be met.

Standards are considered one way of meeting the Objective. Development can propose alternative responses to meet the objectives, however each element of the standard and objectives is assessed as part of the permit application.

ResCode has operated in this way since its introduction in August 2001.

Deemed to comply

The proposed ResCode changes are a significant departure from the existing ResCode provisions, the discussions that the State has had previously with local government, community involvement in planning and the way the planning permit system has operated since the introduction of the Planning and Environment Act.

Some of the changes contained in the Deemed to comply provisions include:

- Removal of neighbourhood character considerations
- Removal of third-party appeal rights, where deemed to comply applies
- Changes to many of the current standards including:
    - Reduced private open space from 40m2 to 25m2
    - Allowing private open space provision in the front yard
    - Increased front fence heights
    - Reduced overlooking standards (from 9m to 6m and reduced sill height from 17.m to 1.5m)
    - Increase wall length and height on boundaries
    - Increased site coverage
    - Removal of up to 90% of trees on site.
    - Increased overshadowing allowance to private open space.
    - Changes to street integration standards – allowing a blank wall up to 15 metres in length to face the street.

These changes, if they proceed in their current form, will dramatically change the way new dwellings are constructed, the internal and external amenity impacts and local streetscapes.

On initial reading they do not appear to provide for improved design outcomes nor any real increase in development yield. It appears that they will result in larger building footprints and more inwardly focused housing.

A copy of the draft ResCode changes are provided at Attachments 2 – 6 of this report.

Plan Victoria and draft Housing Targets

Consultation on Plan Victoria commenced in early 2024. Plan Victoria is proposed to replace the existing State planning policy document, Plan Melbourne.

Plan Victoria propose to contain four pillars. These are:

- Affordable housing and choice;
- Equity and jobs;
- Thriving and liveable suburbs and towns, and
- Sustainable environment and climate action.

In addition to consulting on Plan Victoria and in response to the Victorian Housing Statement, the State Government has also released Statewide draft Housing Targets. These set out a target number of homes to be built between now and 2051 in order to meet the States housing commitment within each local government area across the state.

The current number of dwellings and the draft housing target for Monash is set out Image 1 below.

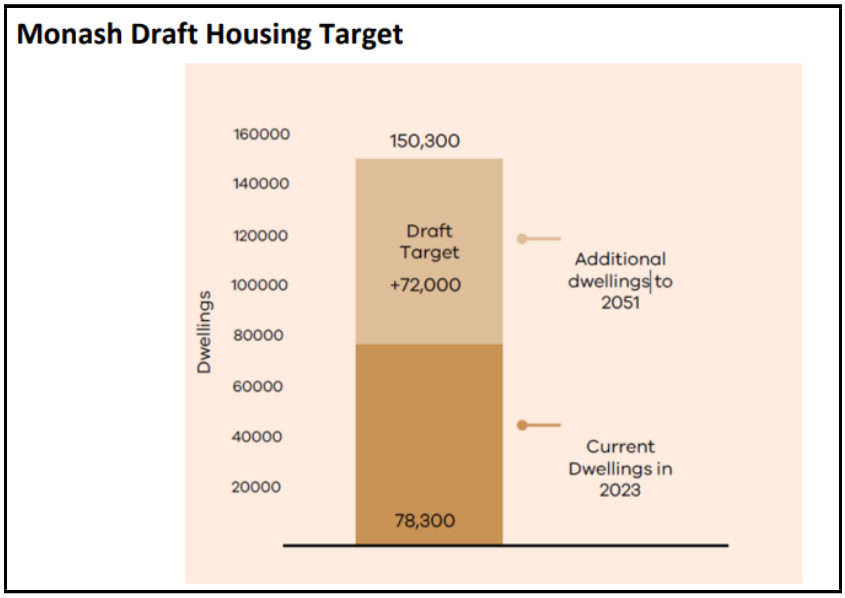


Image 1: current and target dwelling numbers.

A detailed report and submission on Plan Victoria and the draft Housing Targets was considered and adopted by Council at its meeting of August 27, 2024.

Chadstone Activity Centre

As part of the Victorian Governments Housing Statement Chadstone is identified as one of 10 Activity Centres flagged for substantial growth.

The VPA and the DTP have undertaken work on this project throughout this year and in late August released their draft Activity Centre Plan for Chadstone.

Whilst the focus of the draft Plan is around the Chadstone Shopping Centre and Dandenong Road, utilising planning controls prepared as part of the Monash Boulevards Strategy, the draft Plan now contains a significant change by identifying an 800m “Chadstone Catchment area”.

The draft Plan, in Section 7, now suggests future planning scheme changes to provide for apartment development in these areas up to 6 storeys. See below.

Figure 1 Chadstone activity centre and catchment area

In addition, the draft Chadstone Activity Centres Plan, and the other nine Activity Centre Plans, also flag a range of changes to other planning mechanisms including:

- Community infrastructure contributions
- Parking rates and a parking precinct plan
- Updated flood mapping
- Development height bonuses or “Value uplift” for developers that provide “community infrastructure”
- Affordable housing.

The concept of “value uplift” represents a significant departure from how infrastructure has been planned for and provided historically in Victoria.

The consultation undertaken by the VPA/DTP concluded at the end of September.

Based on information provided by the VPA there are no further opportunities for community consultation on this project.

A decision on the new planning controls, including changes to the surrounding residential areas contained in the Chadstone Catchment Area, is expected by the end of 2024.

As the consultation coincided with the local government election period an officer submission was made to proposed Chadstone Activity Centre Plan.

State government announcement – 50 activity centres

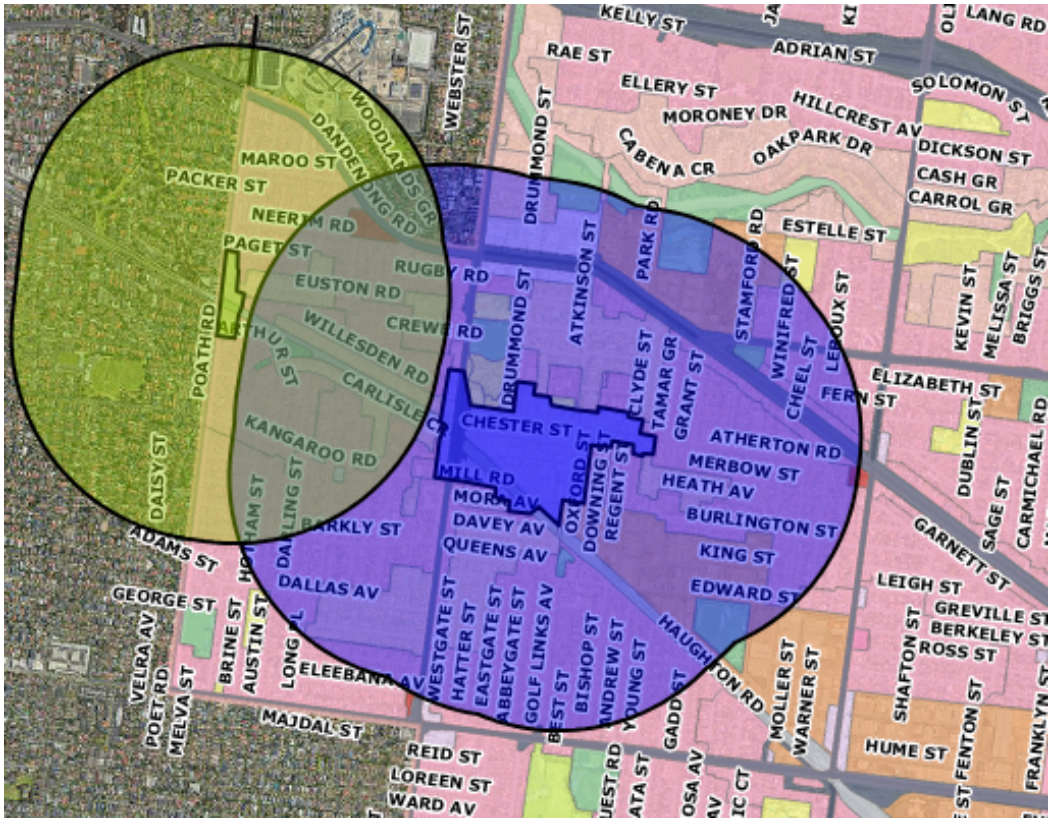
The State government recently announced it's intention to change planning controls around 50 rail/tram based activity centres in Melbourne.

The first 25 centres have been announced, two of these are located in Monash, being Hughesdale and Oakleigh.

Beyond the announcement identifying these locations there were no details provided on the changes to planning controls.

It is anticipated that the State will use the same model it has applied as part of the Chadstone Activity Centre plan, a core development area and an 800m "activity centre catchment" allowing development up to 6 storeys.

The image below shows an approximate 800 catchment for Hughesdale and Oakleigh Activity Centres.



The additional 25 centres are proposed to be announced by the end of the year.

State government announcement – changes to subdivision of back yards

The State government recently announced it's intention to change planning controls for the construction of a second dwelling and/or subdivision of backyards.

Options flagged by the State include:

- Reducing subdivision approval time from 60 days to 10 days
- Deemed to comply planning permit exemptions
- As of right second dwelling and subdivision.

Whilst the changes have not been detailed, the State has committed to the change and plans to have the changes in the planning scheme by April 2025.

State government announcement - Development Contributions Reform

The State government announced a review of the development contribution system with the government establishing a working group with key members of its Housing Affordability Partnership – the Property Council of Australia, Urban Development Institute of Australia, Housing Industry Association, Master Builders Victoria and Assemble.

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The review program intends to:

- Apply a "pilot" contribution across the current 10 Activity Centres, including Chadstone Activity Centre.
- Consider the development of a new system for infrastructure funding in existing areas.

The announcement also noted that local government would be consulted once the Council elections were completed.

The working group has been requested to report back to the Minister for Planning by March 2025.

State government announcement - Changes to Future Homes program

The Future Homes program was introduced into planning schemes across the state in September 2023. The specific provision, Clause 53.24 – Future Homes, is designed to facilitate the construction of pre-approved 3 storey apartment building designs in areas within 800m of a passenger railway station and a range of activity centres.

Eligibility for the for program is restricted to the state government pre-approved designs. The program also removes third party appeal rights in the permit process.

The creation of new 4 and 5 storey typologies was previously announced in September 2023, with the new design schedule for completion in 2024.

At the time the Minister for Planning stated: "*We'll expand the Future Homes program to encourage more new builds. Future Homes provides four sets of ready-made architectural designs which can be purchased by developers and adapted to a site through a streamlined planning process. We'll create more high-quality designs for 4 and 5 storey developments, and we'll expand the areas where they can be used.*"

Although these new designs have not been released, the draft Chadstone Activity Centre plan released in late August 2024 provides some insight into the typologies likely, as it flags residential development up to six storeys within 800m of Chadstone shopping centre and contains 4, 5 & 6 storey apartment development "precedents".

These examples are shown in the following extract from the Chadstone Activity Centre Plan.

7.2.1 Examples of four to six storey development precedents

4 storeys

Aboriginal Housing Victoria
Developer: Aboriginal Housing Victoria
Architect: Breathe Architecture

Merri Green
Developer: MAB
Architect: Six Degrees Architects

5 storeys

122 Roseneath Street
Developer: Wulff Projects, Icon Developments and Assemble
Architect: Fieldwork Projects

Averi Apartments
Architect: Jackson Clements Burrows Architects

6 storeys

Ferrars & York
Ferrars & York, enabled by HIP V. HYPE, designed in collaboration with Six Degrees Architects and built by Ironside.
Photography: Tess Kelly

Balfe Park Lane
Developer: Aspekt
Architect: Kerstin Thompson

DRAFT CHADSTONE ACTIVITY CENTRE PLAN | SEPTEMBER 2024 40

To date officers are not aware of any instances of the Future Homes designs being accessed by the development industry.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications arising directly from this report.

CONSULTATION

Community consultation was not required.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONCLUSION

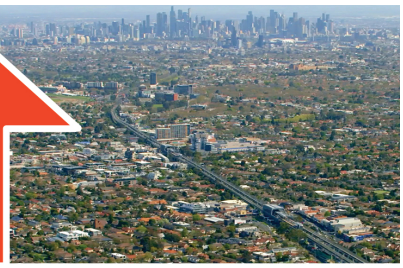
This report is an update on recent announcements of the State government in the housing and planning area.

As noted in this report some of these projects flag significant change to the planning and development framework in Victoria, further reports will be presented to Council as more information becomes available.

ATTACHMENT LIST

1. Attachment 1 - State government announcments [**7.1.4.1** - 8 pages]
2. Attachment 2 - Understanding the proposed changes to Res Code (002) [**7.1.4.2** - 3 pages]
3. Attachment 3 - Changes to clause 54 (002) [**7.1.4.3** - 16 pages]
4. Attachment 4 - Changes to clause 55 (002) [**7.1.4.4** - 31 pages]
5. Attachment 5 - Draft Clause 54 One dwelling on a lot (002) [**7.1.4.5** - 31 pages]
6. Attachment 6 - Draft Clause 55 Two or more dwellings on a lot and residential buildings (002) [**7.1.4.6** - 62 pages]

More Homes More Opportunity



The Hon Jacinta Allan MP
Premier of Victoria

Sunday, 20 October 2024

WE NEED MORE HOMES CLOSE TO TRAIN STATIONS AND TRAMS

More homes mean more opportunity – that's why the Allan Labor Government will deliver more homes for young people, families and downsizers around 50 train stations and tram stops in Melbourne's inner suburbs.

In an expansion of the Government's Activity Centre program, Premier Jacinta Allan and Minister for Planning Sonya Kilkenny visited Middle Brighton Station today to announce the station will form the heart of one of 50 new 'train and tram zone' Activity Centres to help deliver more than 300,000 additional homes across Melbourne by 2051.

The new 'train and tram zones' encourage more homes around high-frequency train lines – with the first 25 announced today focusing on stations that benefit from the Metro Tunnel and the well-serviced Frankston, Sandringham, Belgrave/Lilydale and Glen Waverley Lines.

The time is right to boost housing near public transport. Every line has seen service improvements. Melbourne's train network has completely transformed over the last ten years, with more services, more than 50 new or upgraded stations, 84 level crossings gone for good, more to go – and the Metro Tunnel on its way next year.

- Seven centres connected to the new Metro Tunnel will enjoy a service boost on new trains – **Carnegie, Hughesdale, Murrumbeena, Oakleigh, Middle Footscray, West Footscray and Tottenham Stations**.
- Six centres along the Belgrave/Lilydale Line (and the existing Camberwell and Ringwood activity centres) benefit from 5-minute peak services: **Hawthorn, Glenferrie, Auburn, Blackburn, Nunawading and Mitcham Stations**.
- On the Frankston Line, four centres are located at **Toorak, Hawksburn, Armadale and Malvern Stations.** All level crossings on this line will go, and trains will return to the City Loop when the Metro Tunnel opens.
- On the Sandringham Line, where eight trains per hour run during peak times, four centres are located at **North Brighton, Middle Brighton, Hampton and Sandringham Stations**.
- On the Glen Waverley line, where nine trains per hour run during peak times, centres are located at **Tooronga Station, Darling Station,** plus a combined centre covering both **Gardiner and Glen Iris Stations.**
- One centre, **Toorak Village**, is a built-up area along the Route 58 tram. This centre plus Middle Footscray are classified as smaller 'neighbourhood activity centres' to plan for more modest growth.

The locations for the remaining 25 of 50 'train and tram zone' Activity Centres will be announced in late 2024 with the release of Plan For Victoria – a comprehensive plan to support the future of every community in the state.

All but one of the first 25 of 50 centres are based directly on train stations and all are serviced by trains, following community feedback on the 10 draft Activity Centre Plans emphasising the importance of transport connections.

A combined 85 dangerous and congested level crossings have been removed along these train lines over the last ten years, or are scheduled to be removed in the future – delivering more trains, more often.

www.vic.gov.au/more-homes

VICTORIA

More than 70 upgrades to schools and kinders near each of the first 25 centres to be announced have been funded by the Labor Government since 2016.

The locations of the centres were recommended by the Department of Transport and Planning based on an analysis of transport capacity, access to jobs and services, and environmental considerations.

Government will work with these communities to progressively introduce new planning controls – engaging with councils and locals to understand their priorities and help enhance what's important about their neighbourhood.

The 25 centres announced today will be delivered in two tranches over the next 12 months, with timelines to be communicated clearly. The process for all 50 new centres is likely to be complete by 2026.

The 50 new centres add to the 10 initial Activity Centres in Broadmeadows, Camberwell, Chadstone, Epping, Frankston, Moorabbin, Niddrie, North Essendon, Preston and Ringwood – but the plans won't be the same, because every community is different.

Activity Centre planning is about building more opportunities and better communities by setting clear expectations for long-term growth, giving the community a say early, and streamlining planning to unblock home building.

Overall, the vision for train and tram zones is for taller buildings in the immediate 'core' at the station, with gentler, scaled height limits and more low-rise apartments and townhouses alongside existing houses in the walkable catchments surrounding.

In these catchment areas up to 800 metres from the station, the rights of residents to know, have their say and appeal will not change through this program, heritage and landscape overlays will stay in place, and how it works in every community will be designed in consultation with locals.

The Activity Centre Pilot Program was announced in Victoria's Housing Statement. Alongside delivering 13,300 new social and affordable homes, and Australia's largest housing project – the Suburban Rail Loop and its six housing precincts – the program is just one of the ways Government is building more homes.

It's also just one of a series of announcements the Government will make this week about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers.

For more information about the existing 10 Activity Centres, visit engage.vic.gov.au/activitycentres. To read more about the Government's plans for more homes and more opportunity, visit vic.gov.au/more-homes.

Quotes attributable to Premier Jacinta Allan

"Building more homes around 50 inner-suburban train stations means young people have more opportunity to rent or buy a place that's directly connected to public transport."

"I know it won't fix everything, but it will deliver more homes and new life to inner suburbs that are full of jobs, transport and services – where young buyers and renters are currently locked out."

Quotes attributable to Minister for Planning Sonya Kilkenny

"This isn't about overnight change – this is about incremental change that sets Victoria up for the next generation, so we can have more opportunities for young people and better communities for everyone."

"Many of these communities have never had a formal plan for their future before, and this process will enhance what's special about these suburbs while delivering more homes near transport, shops, schools, services and parks."

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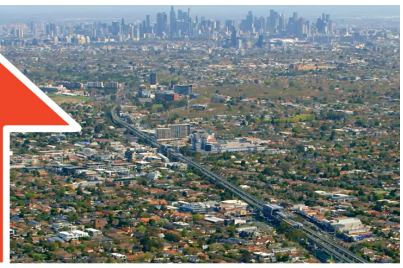
More Homes More Opportunity



The Hon Jacinta Allan MP
Premier of Victoria

Tuesday, 22 October 2024

ALL SUBURBS THAT BUILD MORE HOMES DESERVE MORE FUNDING

More homes mean more opportunities and better communities – that's why the Allan Labor Government will create a fairer system for property developers to contribute to funding for local infrastructure, parks and services in the suburbs where they build more homes.

Premier Jacinta Allan visited Edgars Creek Secondary College in Wollert to announce the Labor Government will:

- Embark on a landmark project with developers to change the way local infrastructure funding in Victoria is raised and spent – so it is simpler and applies to new home developments everywhere.
- Implement a new pilot developer contribution system in the first 10 pilot Activity Centres across Melbourne, where more homes will be delivered near transport, jobs and services over the coming years.
- Give seven growth areas in Melbourne's urban fringe access to $150 million in infrastructure funding paid for with existing developer contributions – with submissions for grants to open this year.
- Continue to deliver the infrastructure Victoria needs – with more level crossings going, more schools and hospitals getting built, the Metro Tunnel and West Gate Tunnel opening next year, and much more.

Through these short-term and long-term changes, suburbs that build more homes will get more funding for the things they need, like roads, paths, and public transport services, new and upgraded schools, upgrades to health and community facilities, plus parks, playgrounds, sport and recreation, open space – and more.

Statewide developer contributions for local infrastructure, parks and services

Developers already contribute something very important: more homes and more opportunity for young people and families to rent or buy.

They also contribute to the community through a system of developer contributions, sometimes paid to councils and sometimes paid to the state. Currently, some 43 of 79 councils collect developer contributions in different ways, and there are 133 separate developer contribution plans in place across the state.

This system has delivered a lot of local benefits, but:

- It's unfair – too many communities are missing out on funding, even growing ones
- It's not in the right areas – like all the inner-suburbs where more houses are going near public transport
- It's a mishmash, where one area or side of the street might charge it while the other doesn't
- It's an administrative nightmare, with some schemes adding delays and holding costs

A Ministerial Advisory Committee found that the system is inequitable, complex, uncertain – and just isn't doing what it says on the tin: providing more infrastructure funding in all the areas where more homes are getting built.

That's why the Victorian Government will work with key members of its Housing Affordability Partnership –the Property Council of Australia, Urban Development Institute of Australia, Housing Industry Association, Master Builders Victoria and Assemble – to deliver long-term change that links more infrastructure with more homes.

This working group will meet from November 2024 to look at models for change and find a potential system that works for industry, councils, Government, and communities. It will report back in March 2025 with options that help Victoria's suburbs grow sustainably, with community infrastructure delivered alongside new housing projects.

Councils should have a voice – and Government will be able to confirm how local councils participate in the working group when the council election caretaker period ends.

No decision will be made on the statewide model until the industry working group reports back to Government, and fees applying in existing programs won't necessarily be considered a benchmark in the design of that model.

Activity centre developer contributions for local infrastructure, parks and services

While the long-term statewide reform is being designed and implemented over time, the Government will introduce a simple developer contribution pilot in 10 busy areas close to jobs, transport and services where more homes are coming under the Government's Activity Centre program.

These 10 initial activity centres are in Broadmeadows, Camberwell, Chadstone, Epping, Frankston, Moorabbin, Niddrie, North Essendon, Preston and Ringwood – and include a walkable 800 metre catchment area that surrounds the commercial core of each precinct that supports gentler, scaled growth appropriate for each community.

Though this scheme, every home in every housing project in these communities will directly result in more funding for things like roads, paths, and public transport services, new and upgraded schools, upgrades to health and community facilities, plus parks, playgrounds, sport and recreation, open space – and more.

The Department of Transport and Planning will advise on lists of infrastructure needs in each of these communities, where 60,000 additional homes can be delivered through the Activity Centre program by 2051.

The move will kickstart more funding for local infrastructure in activity centres while Government and industry work on and implement longer-term reform for a statewide system.

Depending on the proposed model for statewide developer contributions, the system focusing in on these 10 centres could change – but no decisions will be made until an industry working group report back to Government.

This contributions system in 10 Activity Centres will commence on 1 January 2027 to give industry time to prepare. Government will engage with industry before announcing fees, and these fees should not necessarily be considered a benchmark for a proposed statewide reform.

More funding for better roads, parks, services in outer-suburban growth areas

The Labor Government is providing growth areas on Melbourne's urban fringe an additional $150 million in infrastructure funding paid for with existing developer contributions. See more at premier.vic.gov.au/growing-outer-suburban-communities-get-more-funding.

These are just some of the announcements the Government will make this week about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers.

For more information about the existing 10 Activity Centres, visit engage.vic.gov.au/activitycentres. To read more about the Government's plans for more homes and more opportunity, visit vic.gov.au/more-homes.

Quotes attributable to Premier Jacinta Allan

"Here are our principles: Communities that build more homes should get more funding for things they need. Everyone can contribute, including property developers. It should apply everywhere."

"Developers already build homes and opportunity, and many already contribute to a system like this – now we'll work together to make the funding fairer, so growing areas get more support for schools, parks and transport."

Quote attributable to Minister for Planning Sonya Kilkenny

"We've heard from the community through our consultation on Activity Centres that vibrant places with green spaces and local community facilities are needed – and that's exactly the kind of thing this new system can fund."

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More Homes More Opportunity

The Hon Jacinta Allan MP
Premier

Thursday, 24 October 2024

DOUBLE THE OPPORTUNITY – WITH TWO HOMES ON ONE BLOCK

More homes mean more opportunity – that's why the Allan Labor Government will make it easier, faster and cheaper for Victorians to divide their blocks and build more homes.

Speaking at the Melbourne Press Club today, Premier Jacinta Allan announced the Government will immediately commence an implementation review into how to fix the current system, where subdivisions take too long and often discourage home building.

The review won't inform Government whether to proceed – it has decided to. This is a review to outline the best way forward.

Ultimately, it will examine how our planning and building systems can be streamlined, enabling more Victorians to add a second home, build two new homes, or subdivide a block into two lots.

Options on the table include faster 10-day subdivisions (down from 60 days and often longer), criteria-based planning permit exemptions, or no requirement for a planning permit at all.

As part of the review, the Department of Transport and Planning will look at how approvals can be fast-tracked – while maintaining standards to ensure Victorians can rely on a good quality home.

Clear limits will remain in place when it comes to things important to the community like trees and car parks, and overlays permit requirements (such as in flood or heritage overlays) will still apply

To ensure we get these changes right, the Government will consult with industry – and consider final options with the aim of implementing the reforms by April next year.

The move follows the Labor Government's change to regulations introduced late 2023, allowing homeowners to build small second homes, such as granny flats, without a planning permit.

By making it easier for homeowners to subdivide their land, it will be easier for more Victorians to find a home in an established suburb – close to transport, jobs, schools and services.

At the same time, the change will help Victorians wanting to downsize and set themselves up for retirement – allowing them to easily subdivide and either build another home or sell off the land to young Victorians and families.

Alongside delivering new social and affordable homes and Australia's largest housing project – the Suburban Rail Loop and its six housing precincts – making it easier to build a second home is just one of the ways Government is building more homes.

It's also just one of a series of announcements the Government will make this week about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers.

To read more about the Government's plans for more homes and more opportunity, visit vic.gov.au/more-homes.

www.vic.gov.au/more-homes

VICTORIA

Quotes attributable to Premier Jacinta Allan

"This just makes sense: if you've got land you don't need – we'll make it easier for you to subdivide it and sell it, putting money back in your pocket and giving another Victorian the chance to buy their own home."

"By unlocking land in people's backyards – we'll unlock even more new homes for young families in our established suburbs."

Quote attributable to Minister for Planning Sonya Kilkenny

"This will help more young Victorians get the opportunity to live in the communities they grew up, close to the people they love."

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More Homes More Opportunity

Sonya Kilkenny MP
Minister for Planning

Sunday, 27 October 2024

WE WILL REWARD THE BUILDINGS THAT ARE DESIGNED THE BEST

More homes mean more opportunity – and more beautiful, well-designed buildings. That's why the Allan Labor Government is going all-in on townhouses and apartments that are affordable to build and will stand the test of time in quality, design, aesthetics and sustainability: grand designs, without the grand cost.

Minister for Planning Sonya Kilkenny and Member for Albert Park Nina Taylor visited the *Ferrars & York* six-storey apartment building in South Melbourne today to announce a turbocharged plan for Victoria's future homes that will drive a new era of affordable architectural heritage in this state. The plan will compel good design by:

- Rewarding affordable, well-designed buildings – and the developers who put in the effort to build them – by granting them a fast track through the planning system
- Expanding the 'design book' of great designs by including existing buildings that have made a mark and are loved by residents and the community
- Letting Victorians have their say for the first time on how Victoria's streetscapes and buildings should look
- Building real life examples of 'design book' homes on government-owned land so Victorians can see and feel them – and then move in

All homes are beautiful, but the system shouldn't be set up to reward buildings that detract from Victoria's stand-out history of architectural diversity or won't stand up in quality or sustainability.

This plan will drive change: flipping the script to promote, reward and speed up the construction of townhouses and apartment buildings that look great on the outside – and feel solid as a rock on the inside.

Rewarding the best and most affordable designs with a Great Design Fast Track

The Government will introduce a new, fast-tracked pathway for buildings with homes that meet the test of build quality, good design and sustainability – so developers can build better homes without the additional costs and delays associated with projects that might look a bit 'different from the norm'.

The *Great Design Fast Track* will be developed by the Minister for Planning to focus on townhouse and apartment projects of three to six storeys in height. It is intended to apply statewide and work in a similar way to the current Development Facilitation Pathway (DFP) that exists for more significant housing projects.

As with the current DFP, locals would retain the right to know what's going on and have their say. The DFP accelerates a project through that system, giving confidence to developers that their cost-sensitive projects won't get stuck in an expensive state of limbo.

Through this fast track, Victoria can give a stronger arm to architects and developers who put in an effort and take on more personal risk by building projects that look great and add lasting value to streets and communities. They should not be punished by a culture that quashes creativity and sustainability.

Some of the best designs are already built – let's celebrate them and build more of them

The Government will expand its *State Design Book* of 'future homes' – projects that are planned on paper alongside artists' impressions but don't yet exist – by welcoming into its pages the best examples of good, affordable designs that are already in the ground, home to Victorians and loved by locals.

While the Government is producing such a design book, which is still on track for completion by the end of 2024, the book will be more useful through the inclusion of high-quality developments that are already complete – at a scale up to 6 storeys. It will be a showcase of great buildings that were realistic and viable to deliver.

Eligible designs will be required to encourage sustainable, family friendly and accessible homes, with communal spaces and gardens. Examples of homes that *could* feature include the beautiful Balfe Park Lane, which delivered 72 one, two, three and four-bedroom apartments with a big communal backyard in East Brunswick.

The design book will also establish best practice principles and guidance for well-designed apartments and townhouses – to guide developers and give communities confidence about the long-term quality of new homes.

You can have your say on Victoria's future suburban streetscapes

The design book will also be thrown open to the public for them to nominate great buildings they live in or love – which they think meet the good design criteria and deserve to be replicated across the state.

Never before have Victorians had this kind of say on the future architectural 'look and feel' of their streets, other than through the power of their own purchase.

We will secure government-owned land for 'display homes' of great design

The Government will also help to get these well-designed buildings in the air by securing government-owned land for innovative 'demonstration' developments to stand on.

The developments will have to demonstrate high quality design, liveability and sustainability, including modern methods of construction. This will be built into the expression of interest process for industry.

Victorians can also have a chance to explore these buildings – and see and feel the future homes of their state – because the Government will throw upon the doors. The demonstrator buildings can then go on to become homes for Victorians to buy or rent.

All these reforms build on the Better Apartments Design Standards introduced by the Labor Government to fix the mess left by the Liberals when they were last in power and approved thousands of poor-quality homes.

The reforms included the introduction of design standards, so apartments had access to natural light and outdoor space. Government will also reviewing current design standards to see how they can be strengthened further.

These are just some of the announcements the Government is making for more homes, more opportunities and better communities. To read more about the Government's plans for more homes and more opportunity, visit vic.gov.au/more-homes.

Quotes attributable to Minister for Planning Sonya Kilkenny

"The community deserves affordable buildings that look great on the outside and feel solid as a rock on the inside. Our plan is for more grand designs but without the grand cost."

"We have an incredible opportunity before us to renew our suburbs and streets with well-designed apartments and townhouses that are great for singles, families and downsizers – and which add to the architectural fabric of our state."

Quotes attributable to Member for Albert Park Nina Taylor

"Our community has so many wonderful examples of good, solid and stunning buildings that are accessible for buyers and renters on different budgets – that's exactly what we want more of."

Media contact: Mike Dolan 0474 909 471 | mike.dolan@minstaff.vic.gov.au

Understanding the proposed changes to ResCode

VICTORIA State Government | Department of Transport and Planning

What changes are proposed?

Fulfilling a commitment in *Victoria's Housing Statement: The decade ahead 2024-2034*, the Department of Transport and Planning (DTP) is proposing to streamline the planning assessment for residential development (clause 54 and 55, ResCode) making all standards 'deemed to comply'.

As part of the *Environmentally sustainable development roadmap 2023,* DTP is also proposing to update some existing standards and introduce new ones.

The proposed changes will apply to most single dwelling development (lots greater than 300 square metres) and developments of two or more dwellings (up to 4 storey) and residential buildings. The changes have been informed by stakeholder consultation and have been tested for compliance against real life developments to understand their functionality and feasibility.

Why is change needed?

Assessing ResCode applications

Since being introduced to the Victoria Planning Provisions over 20 years ago, ResCode has required assessors to assess design, siting and amenity requirements and neighbourhood character concurrently.

Stakeholder consultation identified significant difficulties making the existing neighbourhood character standard deemed-to-comply. Assessing neighbourhood character against the application as a whole facilitates development and improves design, liveability and sustainability outcomes.

An assessor can more easily balance conflicting neighbourhood character and amenity objectives in favour of net community benefit and sustainable development by applying the neighbourhood character considerations in the planning scheme:

the Planning Policy Framework and Municipal Planning Strategy,
- the zone and schedule to the zone, and
- a Neighbourhood Character Overlay (if applicable).

The draft provisions support this assessment where an alternative design is sought to meet an objective.

Environmentally sustainable development

More streamlined and consistent ResCode decisions are not enough. Victorians deserve a planning system that delivers more homes that are comfortable, efficient and more environmentally sustainable. That is why changes to the standards that focus on environmental sustainability are proposed.

Third party appeal

As part of the Housing Statement, the Victorian Government seeks to clear the backlog of projects going to VCAT and to get more homes built. In 2024, residential applications reviewed at VCAT incurred on average an additional 200 days to a decision.

The draft provisions propose to remove the ability for objectors to seek review of a ResCode decision if all the applicable deemed to comply standards are met. Meeting the standards is sufficient to provide certainty of an acceptable outcome, removing the need for a VCAT review.

As notice is still required to be given, the community will still be able to have their say about matters relevant to the assessment of an application, including:

- The accuracy of a site context plan.

- Compliance with standards.
- Impacts on the amenity of adjacent properties where a deemed to comply standard is not met.

These matters must be considered by the responsible authority (usually council).

Summary of proposed changes to standards

ResCode clause	New standards	Updated standards	Removed standards
Clause 54 and 55	▪ Air pollution* ▪ Solar access to new windows* ▪ Rooftop solar energy generation area* (does not apply to apartment development) ▪ Natural ventilation* ▪ Waste and recycling* (does not apply to small second dwellings) ▪ Noise impacts*	▪ Street setback ▪ Building height ▪ Site coverage ▪ Permeability ▪ Energy efficiency protection* ▪ Side and rear setbacks ▪ Walls on boundaries ▪ Daylight to existing windows ▪ North-facing windows ▪ Overlooking ▪ Overshadowing open space ▪ Daylight to new windows ▪ Private open space* ▪ Design detail ▪ Front fences (does not apply to small second dwellings)	▪ Neighbourhood character ▪ Integration with the street ▪ Solar access to open space (merged with the private open space standard)
Clause 54	▪ Access* ▪ Overshadowing domestic solar energy systems*	Significant trees* **Small second dwelling only:** ▪ Building setback ▪ Safety and accessibility	
Clause 55	▪ Overshadowing domestic solar energy systems* **Apartment development only (up to 4 storeys):** ▪ Building separation	▪ Dwelling diversity ▪ Landscaping* ▪ Access ▪ Internal views ▪ Dwelling entry ▪ Design detail ▪ Site services ▪ Storage ▪ Room depth **Apartment development only:** ▪ Communal open space ▪ Solar access to communal open space ▪ Integrated water and stormwater management* ▪ Functional layout	▪ Infrastructure ▪ Open space ▪ Safety ▪ Parking location ▪ Accessibility ▪ Common property ▪ Residential policy ▪ Open space **Apartment development only:** ▪ Building entry and circulation ▪ External walls and materials ▪ Windows

* Standard includes ESD changes

Variations to local schedules of the zones and the Neighbourhood Character Overlay will continue to apply and become ‘deemed to comply’.

Other planning provisions

To ensure requirements are consistent across different types of residential development, consequential changes will also be made to other residential provisions in the planning scheme, including but not limited to the following:

Residential Aged Care Facility.
Housing by or on behalf of Homes Victoria.
Community care.
Rooming house.

Changes to the building regulations

Part 5 of the *Building Regulations 2018* applies design, siting and amenity requirements to single dwellings and small second dwellings where a planning permit is not required (i.e for lots greater than 300 square metres) or the same matter is not assessed under a planning permit (i.e for lots in a Heritage Overlay and ResCode doesn't apply).

To ensure consistency across the planning and building systems, consequential changes may be required to the *Building Regulations 2018* to align with the changes to clause 54 of the planning scheme.

Tell us more. What do you think about the:

- Proposed changes and their operation?
- Proposed deemed to comply standards?
- ESD standards and their operation?
- Proposed transitional provisions?

Clause 54 proposed standards

For consultation – August 2024

VICTORIA State Government | Department of Transport and Planning

Planning scheme clause and standard	Existing Standard	Proposed deemed to comply standard	Rationale
Neighbourhood character Clause 54.02-1 Standard A1	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Not applicable. Standard A1 is proposed to be removed.	Stakeholder mostly agreed that neighbourhood character policies are not providing better design outcomes than those that can be achieved through other ResCode standards, are holding up planning permit approvals and resulting in poor design. In response to this, this standard is proposed to be removed, and siting and design standards are proposed to be updated to ensure development provides for good internal amenity for occupants and external amenity for neighbours. The valued character of our neighbourhoods and the ability to specify local variations to standard planning controls to protect it will be retained in the planning system with the Neighbourhood Character Overlay.
Integration with the street Clause 54.02-2 Standard A2	Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.	Not applicable. Standard A2 is proposed to be removed.	This standard is proposed to be removed in response to stakeholder feedback that the requirements of this standard are included more appropriately in other ResCode standards such as front fences and dwelling entry.
Street setback Clause 54.03-1 Standard A3	Walls of buildings should be set back from streets: ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, the distance specified in Table A1. 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.	Walls of buildings are set back from streets: ▪ at least the distance specified in a schedule to the zone; or ▪ if no distance is specified in a schedule to the zone, the distance specified in Table A1. 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. **Table A1 Street setback**	The proposed street setback standard is in response to stakeholder feedback. More consistent street setbacks are proposed to increase certainty and allow more efficient use of sites. A minimum 4 metre setback has been proposed to allow for meaningful landscaping and car parking to be provided on site. A greater setback is proposed for developments on streets in a Transport Zone 2 to provide adequate separation along principal and arterial roads.

Table A1 Street setback

Development context	Minimum setback from front street (Metres)	Minimum setback from a side street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

<table>
<tr>
<td>Building height
Clause 54.03-2
Standard A4</td>
<td>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</td>
<td>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.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed the height specified in Table A1.1, unless for a location where 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 for a width greater than 8 metres, in which case the maximum building height at this location does not exceed the height specified in Table A1.1 by more than 1 metre.

Table A1.1 Building height
<table><tr><th>Zone</th><th>Height</th></tr><tr><td>Neighbourhood Residential Zone</td><td>9 metres</td></tr><tr><td>General Residential Zone
Township Zone</td><td>11 metres</td></tr><tr><td>Residential Growth Zone
Mixed Use Zone</td><td>13.5 metres</td></tr></table></td>
<td>The changes to this standard clarify its operation as a deemed to comply standard. The maximum building heights align with the building heights in the zones, except for the Mixed Use Zone.

Unless specified in a schedule to the zone, the Mixed Use Zone does not apply a maximum building height. The maximum height in a Mixed Use Zone is proposed to be 13.5 metres, consistent with the Residential Growth Zone and the purpose of the Mixed Use Zone to provide housing at higher densities.

If a different building height is specified in a schedule to the zone, that building height becomes the deemed to comply requirement for the purposes of this standard.

If an overlay specifies a different building height requirement, the requirements of that overlay applies.

A maximum building height for each residential zone is specified in the standard to increase certainty and clarity about building heights.

The phrasing of the slope of the land is redrafted to be clearer.</td>
</tr>
<tr>
<td>Site coverage
Clause 54.03-3
Standard A5</td>
<td>The site area covered by buildings should not exceed:
▪ The maximum site coverage specified in a schedule to the zone, or
▪ If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</td>
<td>The site area covered by buildings does not exceed:
▪ the maximum site coverage specified in a schedule to the zone; or
▪ if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A1.2.

Table A1.2 Site coverage
<table><tr><th>Zone</th><th>Area covered by buildings</th></tr><tr><td>Neighbourhood Residential Zone</td><td>60 per cent</td></tr><tr><td>General Residential Zone
Township Zone</td><td>70 per cent</td></tr><tr><td>Residential Growth Zone
Mixed Use Zone</td><td>80 per cent</td></tr></table></td>
<td>Site coverage is based on zoning to encourage greater densities and more contextual site coverage.

The standard recognises the different outcomes supported by residential zones supporting planting of trees, car parking and private open space at ground level.</td>
</tr>
<tr>
<td>Permeability
Clause 54.03-4
Standard A6</td>
<td>The site area covered by the pervious surfaces should be at least:
▪ The minimum area specified in a schedule to the zone, or
▪ If no minimum is specified in a schedule to the zone, 20 percent of the site.</td>
<td>The site area covered by water permeable surfaces is at least:
▪ the minimum area specified in a schedule to the zone; or
▪ if no minimum area is specified in a schedule to the zone, 20 per cent of the site.</td>
<td>To ensure adequate management of stormwater of 20 per cent permeability is retained for all sites.</td>
</tr>
<tr>
<td>Energy efficiency protection
Clause 54.03-5
Standard A7</td>
<td>Buildings should be:
▪ Oriented to make appropriate use of solar energy.
▪ Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.
▪ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second</td>
<td>At least 25 per cent of the windows to the primary living area of the dwelling or residential building are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.</td>
<td>External shading can block up to 80% of summer heat gain through windows. Internal window coverings and double glazing can reduce winter heat losses by up to 70% (SV energy Smart Housing Manual, p 30). Securing these orientation features at planning stage provides significant low cost energy gains with long term operational energy savings benefits. Waiting to</td>
</tr>
</table>

<table>
<tr>
<td></td>
<td>dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.
Living areas and private open space should be located on the north side of the development, if practicable.
A dwelling or small second dwelling should be designed so that solar access to north-facing windows is maximised.</td>
<td></td>
<td>building stage can mean building/living room orientation options are limited once the building footprint is established.
A 25% of the windows to the primary living area is adopted rather than more qualitative phrases such as ‘make appropriate use of solar energy’ and ‘maximised’. It also provides scope for design responses that can be applied on more poorly oriented lots.</td>
</tr>
<tr>
<td>Significant trees
Clause 54.03-6 Standard A8</td>
<td>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</td>
<td>Development retains each existing significant tree, including any significant tree removed from the site 12 months prior to the application being made.

All new canopy trees are:
▪ Consistent with a tree type specified in Table A1.3.
▪ Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table A1.4; or located in planters with the minimum volume, dimension and depth specified in Table A1.4.
▪ Provided root barriers located parallel to the walls of a new or existing building on the lot, opposite each tree for the length of the minimum canopy diameter as specified in Table A1.3.
▪ Outside the minimum setback distances specified in Table A1.5.

Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.

Water supply to the irrigation system is from either:
▪ if available, reticulated recycled water; or
▪ supplemented with rainwater from a tank.

Table A1.3 Tree types
<table>
<tr><th>Tree type</th><th>Minimum canopy diameter at maturity</th><th>Minimum height at maturity</th></tr>
<tr><td>A</td><td>4 metres</td><td>6 metres</td></tr>
<tr><td>B</td><td>8 metres</td><td>8 metres</td></tr>
<tr><td>C</td><td>12 metres</td><td>12 metres</td></tr>
</table>
The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.
Table A1.4 Soil requirements for trees
<table>
<tr><th>Tree type</th><th>Deep soil</th><th>Planter soil</th><th>Depth of planter soil</th></tr>
<tr><td>A</td><td>8 square metres (minimum plan</td><td>8 cubic metres (minimum plan</td><td>0.8 metre</td></tr>
</table>
</td>
<td>This new standard requires retention of significant trees which provide a minimum tree canopy cover. The updated standard supports Plan Melbourne Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to “Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.”
This new draft clause to protect the health of new canopy trees is based on the current landscaping standards for apartments, adapted to apply to developments of single dwellings and small second dwellings on a lot.</td>
</tr>
</table>

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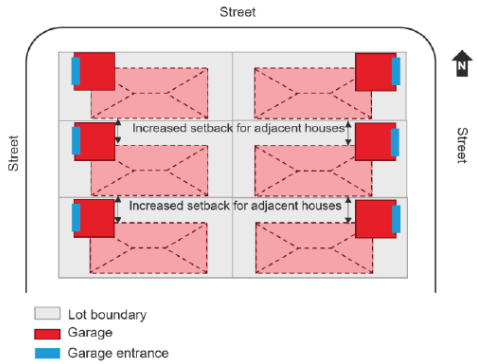
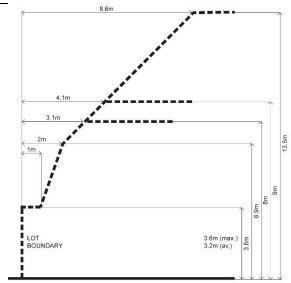
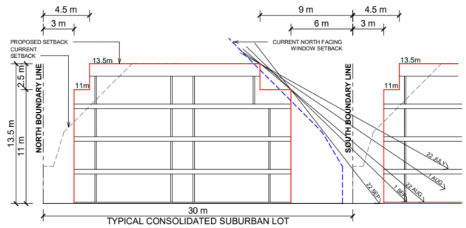
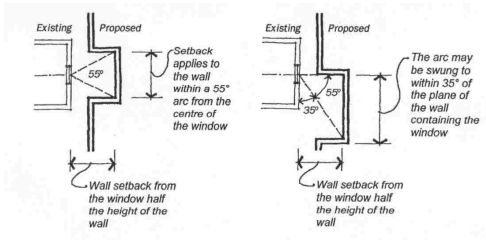
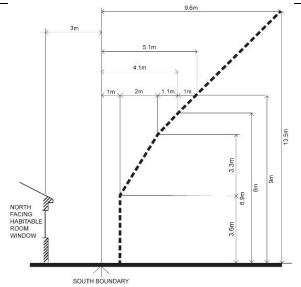
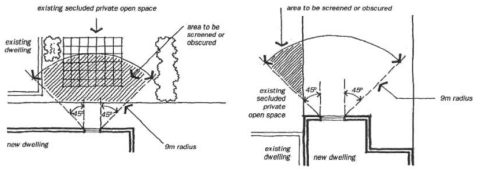
<tr>
<td></td>
<td></td>
<td>
<table>
<tr><td></td><td>dimension 2.5 metres)</td><td>dimension 2.5 metres)</td><td></td></tr>
<tr><td>B</td><td>30 square metres (minimum plan dimension 4.5 metres)</td><td>30 cubic metres (minimum plan dimension 4.5 metres)</td><td>1 metre</td></tr>
<tr><td>C</td><td>68 square metres (minimum plan dimension 6.5 metres)</td><td>68 cubic metres (minimum plan dimension 6.5 metres)</td><td>1.5 metres</td></tr>
</table>
Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.
Table A1.5 Minimum setback distance from a building
<table>
<tr><th>Tree type</th><th>Minimum setback distance from a building</th></tr>
<tr><td>A</td><td>2 metres</td></tr>
<tr><td>B</td><td>4 metres</td></tr>
<tr><td>C</td><td>6 metres</td></tr>
</table>
The minimum setback distance is measured from the tree trunk to the closest outer wall.
</td>
<td></td>
</tr>
<tr>
<td>Building setback
Clause 54.03-7
Standard A9</td>
<td>Walls of a small second dwelling should be set back behind the front wall of the existing dwelling on the lot, facing the frontage.
Porches, pergolas, verandahs, and eaves should not encroach into the setback of this standard.</td>
<td>Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage.
Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.</td>
<td>The changes to this standard clarify its operation as a deemed to comply standard.</td>
</tr>
<tr>
<td>Safety and accessibility
Clause 54.03-8
Standard A9.1</td>
<td>A small second dwelling should be provided with a clear and unobstructed path from the frontage that:
▪ Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path should have a minimum width of at least 1.8 metres.
▪ Has a minimum clear height of at least 2 metres, with no encroachments.
▪ Has a gradient no steeper than 1 in 14.
▪ Has a cross fall no steeper than 1 in 40.
▪ Is sealed or has an all-weather access.</td>
<td>A small second dwelling is provided with a clear and unobstructed path from the frontage that:
▪ Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path has a minimum width of at least 1.8 metres.
▪ Has a minimum clear height of at least 2 metres, with no encroachments.
▪ Has a gradient no steeper than 1 in 14.
▪ Has a cross fall no steeper than 1 in 40.
▪ Is sealed or has an all-weather access.</td>
<td>The changes to this standard clarify its operation as a deemed to comply standard.</td>
</tr>
<tr>
<td>Access
54.03-9
Standard A9.2</td>
<td>Not applicable. This is a new standard.</td>
<td>The location of crossovers and accessways align with the northern lot boundary for lots where the long axis of the lot is within the range east 45 degrees north to east 45 degrees south.</td>
<td>Added to help ensure north facing solar access is optimised, with placement of the building closer to the south lot boundary.</td>
</tr>
</table>

			 Decision guidelines provide for where the size, shape and orientation of the lot can provide alternative design outcome.
Side and rear setbacks Clause 54.04-1 Standard A10	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 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. 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 setbacks of this standard. Landings having 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 setbacks of this standard.	A new building not on or within 200mm of a boundary is setback from side or rear boundaries: ▪ at least the distance specified in a schedule to the zone; or ▪ if no distance is specified in a schedule to the zone, in accordance with standard A10.1 or A10.2 below. This standard is only met if the building is setback in accordance with either standard A10.1 or A10.2, not both standards. **Standard A10.1** 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. **Standard A10.2** 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. 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. 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 of this standard. Landings having 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 **Diagram A1 Side and rear setbacks (Standard A10.1)**	The existing numerical side and rear setbacks requirements have been retained due to their ability to regulate amenity impacts such as solar access, overshadowing and visual bulk as well as the space for landscaping that they provide.

		 **Diagram A1.1 Side and rear setbacks (Standard A10.2)**  	
Walls on boundaries Clause 54.04-2 Standard A11	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. 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. A building on a boundary includes a building set back up to 200mm from a boundary. 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 should not exceed an average of 3.2	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 may abut the boundary: ▪ for a length more than the distance specified in a schedule to the zone; or ▪ if no distance is specified in a schedule to the zone, the length does not exceed the greater of the following distances: - 15 metres. - 50 per cent of the boundary length. - The length of an existing or simultaneously constructed boundary wall on an abutting lot. A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres. A new wall or carport may fully abut a side or rear boundary where the 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. 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: ▪ 3.6 metres; or ▪ the height of an existing or simultaneously constructed wall.	The standard has been amended to improve clarity and simplicity. The standard slightly increases the permissible length to support denser housing, but not in a way that impacts on liveability. The calculations also allow a small increase in permissible wall on boundary length to facilitate increased housing: ▪ For a 25m deep lot the current Rescode allows 13.75 metres while the proposed method would allow 15 metres. ▪ For a 30m deep lot the current Rescode allows 15 metres while the proposed method would allow 15 metres. ▪ For a 50m deep lot the current Rescode allows 20 metres while the proposed method would allow 25 metres. The height is simplified to 3.6 metres rather than retaining the complicated averaging system. The slight increase in height has very little impact on amenity, testing has shown.

	metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.		
Daylight to existing windows Clause 54.04-3 Standard A12	Buildings opposite an existing habitable room window should 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 should be 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.	Buildings opposite an existing habitable room window provide an area clear to the sky to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre. The calculation of the area may include land on the abutting lot. 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 A2 Daylight to existing windows** 	Stakeholder feedback was that the existing standard provides appropriate amenity protection. The light court component of the standard has been retained as it provides an appropriate level of protection. The requirement for *walls or carports more than 3 metres in height opposite an existing habitable room window to be set back from the window at least 50 per cent of the height of the new wall* has been removed as it places unreasonable requirements on the protection of windows, that are appropriately protected by setback standards.
North-facing windows Clause 54.04-4 Standard A13	If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	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: ▪ 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 buildings that meet the Standard A10.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window. 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. **Diagram A3 North-facing windows**	The standard has been retained with the option for an alternative setback where they adopt the B17.2 setback. This will ensure adequate sunlight to lower storey habitable rooms on adjoining development. .

			
Overshadowing open space Clause 54.04-5 Standard A14	Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	The area of 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.	The standard is proposed to focus on the extent of overshadowing for all private open space rather than the specified secluded private open space area to improve clarity and certainty and prevent adverse outcomes and unintentional non-compliances. References to 'secluded private open space' are proposed to be replaced with 'private open space' to remain consistent with changes to the private open space standard and overlooking standard.
Overlooking Clause 54.04-6 Standard A15	A habitable room window, balcony, terrace, deck or patio should be 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 should be 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. A habitable room window, balcony, terrace, deck or patio 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 should be either: ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 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. Screens used to obscure a view should be:	To limit views into existing secluded private open space and habitable room windows. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres: ▪ is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony, or ▪ has a sill height of at least 1.5 metres above floor level, or ▪ has a visually obscure balustrade to at least 1.5 metres above floor level, or ▪ has external screens to at least 1.5 metres above floor level, or ▪ has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.5 metres above floor level and within: ▪ a 45 degree horizontal angle from the edge of the new window or balcony, ▪ a 45 degree angle in the downward direction. Screens provided for overlooking must be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard. This standard does not apply where a direct view is obstructed by a wall or fence.	The standard reduces the distance where overlooking must be considered from 9 metres to 6 metres to provide more equitable amenity outcomes for residents in new dwellings. The standard facilitates better design for new dwellings especially on smaller sites, where internal amenity outcomes would be reduced due to screening requirements. Where screening is required, the standard provides more alternatives to address overlooking, including screening, opaque balustrades, ledges and fins. Refer to Standard A17 – Private open space for more information.

	▪ 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. 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.	**Diagram A4 Overlooking open space** 	
Overshadowing domestic solar energy systems Clause 54.04-7 Standard A15.1	New ESD standard	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 is 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. Existing domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	This standard replaces the existing provisions in Clause 54.03-5 - Energy efficiency protection with a quantified deemed to comply standard. The new standard is aimed at protecting existing solar panels through maintaining building setbacks applying to new adjacent development proposals. The clause repeats the existing numerical side and rear setbacks requirements of clause 54.04-1 for the purpose of restricting use of discretion to reduce these setbacks by the responsible authority. It only applies where there are existing, well located solar panels on the adjacent residential building Typically these setbacks will ensure at least 60% of annual energy generation from photovoltaic solar panels is maintained (assuming panels are well located high on the roof line and incorporate micro-inverters or power optimisers that allow unshaded panels to generate power when some panels in the array are shaded).
Noise impacts Clause 54.04-8 Standard A15.2	New ESD standard	A dwelling or small second dwelling in a noise influence area specified in Table A1.6 is to be designed and constructed to achieve the following noise levels: ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm. A bedroom or living area of a dwelling does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land. If a proposed ground level private open space is located in a noise influence area specified in Table A1.6, the dwelling, small second dwelling, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space. **Table A1.6 Noise influence area** **Noise Source** | **Noise Influence Area** **Zone interference**	This revised standard responds to the commitment in the ESD Roadmap to apply the existing apartment noise design standards to other residential developments and other noise sensitive land uses. The primary focus of the clause is to ensure new residential developments located near transport corridors and industrial zones are designed to achieve internal noise exposure standards. The new standard implements planning policy 13.05-1 Noise management to "Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area." This standard has been prepared with input from ARUP consulting and EPA Victoria. They are supported by a draft Practice Note that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers

<table>
<tr>
<td></td>
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<td>
<table>
<tr><td>Industry</td><td>300 metres from the Industrial 1 and 2 zone boundary</td></tr>
<tr><td colspan="2">Roads</td></tr>
<tr><td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume

Roads included in the Principal Freight Network</td><td>300 metres from the nearest trafficable lane</td></tr>
<tr><td colspan="2">Railways</td></tr>
<tr><td>Railway servicing passengers in Victoria</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight outside Metropolitan Melbourne</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight Metropolitan Melbourne</td><td>135 metres from the centre of the nearest track</td></tr>
</table>
The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.
</td>
<td>have been prepared showing all relevant road and rail corridors.

The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads.

Incorporates noise attenuation of private open space to ensure the use and amenity of key outdoor areas is not blighted.</td>
</tr>
<tr>
<td>Air pollution

Clause 54.04-9 Standard A15.3</td>
<td>New ESD standard</td>
<td>A dwelling or small second dwelling in an air pollution influence area specified in Table A1.7 provides:
▪ fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or
▪ ducted mechanical ventilation for the supply of outdoor air in compliance with Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings, and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling facing away from the air pollution source.

If in an air pollution influence area specified in Table A1.7, the dwelling, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and the ground level private open space of the dwelling.

Table A1.7 Air pollution influence area
<table>
<tr><th>Air pollution source</th><th>Air pollution influence area</th></tr>
<tr><td colspan="2">Roads</td></tr>
</table>
</td>
<td>The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.

This new standard responds to the commitment in the ESD Roadmap to ‘Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants’.

The new standard also responds to planning policy 13.06-1 Air quality management to “Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses” and related statements in the Victorian Air Quality Strategy.

This standard has been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.

The approach has also been informed by major reviews by the WHO and EU on air pollution and children’s health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.</td>
</tr>
</table>

<table>
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<table>
<tr><td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume

Roads included in the Principal Freight Network</td><td>50 metres from the nearest trafficable lane</td></tr>
<tr><td colspan="2">Railways</td></tr>
<tr><td>Railway servicing passengers or freight using diesel locomotives</td><td>50 metres from the centre of the nearest track</td></tr>
<tr><td>Rail stabling yards for diesel locomotives</td><td>300 metres from the centre of the nearest track</td></tr>
</table>
The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.
</td>
<td>The use of a solid barrier between the private open space has been shown to be effective in dispersing plumes of polluted air. A solid barrier is specified as this doubles to achieve required noise attenuation.</td>
</tr>
<tr>
<td>Daylight to new windows

Clause 54.05-1 Standard A16</td>
<td>A window in a habitable room should be located to face:
▪ 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.</td>
<td>Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table A1.8.

Table A1.8 Light Court or outdoor space used by a dwelling
<table>
<tr><th>Wall height to the light court or outdoor space</th><th>Minimum dimension from the habitable room window or balcony</th><th>Minimum area</th></tr>
<tr><td>3.6 metres or less</td><td>1 metre</td><td>3 square metres</td></tr>
<tr><td>6.9 metres or less</td><td>2 metres</td><td>6 square metres</td></tr>
<tr><td>13.5 metres or less</td><td>3 metres</td><td>9 square metres</td></tr>
</table>
In this standard, the dimension and area of a light court or outdoor space:
▪ Does not include land on an adjoining lot.
▪ May include either:
- a verandah or balcony, if it is open for at least one third of its perimeter; or
- a carport, if it has two or more open sides and is open for at least one third of its perimeter.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:
▪ a minimum width of 1.2 metres; and
▪ a maximum depth of 1.5 times the width, measured from the external surface of the window.</td>
<td>The additional light court requirements will provide additional requirements for a deeper light court.

The proposed changes clarify that a habitable room is to have a window that faces a light court or open space including basement habitable rooms.

The size of the light court will help improve liveability when compared with tall narrow light courts that are commonly being provided.</td>
</tr>
<tr>
<td>Private open space</td>
<td>A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.</td>
<td>A dwelling has private open space of an area and dimensions specified in a schedule to the zone.</td>
<td>The existing standard is problematic and key issues include:</td>
</tr>
</table>

<table>
<tr>
<td>Clause 54.05-2
Standard A17</td>
<td>If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

A dwelling with a small second dwelling on the same lot should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot should have secluded private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

A small second dwelling should have a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.</td>
<td>If no area or dimensions is specified in a schedule to the zone, a dwelling has private open space with convenient access from a living room consisting of:
▪ an area at ground level of at least 25 square metres with a minimum dimension of 3 metres, or
▪ an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres, or
▪ a balcony with at least the area and dimensions specified in Table A1.9, or
▪ an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres.

Table A1.9 Private open space for a balcony
<table>
<tr><th>Dwelling Type</th><th>Minimum dimension</th><th>Minimum area</th></tr>
<tr><td>Studio or 1 bedroom dwelling</td><td>1.8 metres</td><td>8 square metres</td></tr>
<tr><td>2 bedroom dwelling</td><td>2 metres</td><td>8 square metres</td></tr>
<tr><td>3 or more bedroom dwelling</td><td>2.4 metres</td><td>12 square metres</td></tr>
</table>
A dwelling with a small second dwelling on the same lot has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot has private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres with convenient access from a living room.

A small second dwelling has private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.

All dwellings and small second dwellings have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9 am and 3 pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade.

If a cooling or heating unit is located on a balcony the required area is increased by 1.5 square metres.

An area for clothes drying is provided within the private open space.</td>
<td>▪ The use of term secluded private open space is limiting and disincentives / prevents good ground level open space at the front of a dwelling.
▪ The 40 square metres is a large minimum requirement and this in turn disincentives ground level open space as developers prefer to provide an 8 square metre balcony

Ground level open space has a range of benefits including opportunities for permeability, planting, and encourages ground level living. The current standard disincentives this outcome resulting in disbenefits for future occupants.

The proposed standard reduces the area of private open space from 40 square metres to 25 square metres. Testing has found that providing 25 square metres provides a liveable outcome for future occupants. This is more in-line with the planning rules under other states.

The proposal removal of the requirement to provide secluded private open space at the side or rear of a dwelling provides greater flexibility in the location of private open space on a site, including within the front setback and incentives ground level open space.

The designation of space for an open air clothes drying line supports the opportunity for future occupants to save energy by not having to rely on a clothes drying appliance. It does not require installation of a clothes line, only allocating of space to allow for this option.</td>
</tr>
</table>

Solar access to open space Clause 54.05-3 Standard A18	The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be 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.	Standard A18 is proposed to be removed	Private open space solar access requirements are proposed to be included in Standard B28 – Private Open Space to simplify requirements
Solar access to new windows Clause 54.05-4 Standard A18.1	New ESD Standard	North facing windows to be shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height. An eave is to extend horizontally beyond the top sides of north facing windows by at least half the depth of the eave. East and west facing windows are to be shaded by adjustable external blinds, awnings or pergolas with deciduous vines. External structures located within 5.5 metres of the primary north facing living area are not to have a solid roof that blocks solar access in winter.	These measures support planning policy objectives (Clause 15.01-2 Building design) to "Improve the energy performance of buildings through siting and design measures that encourage: Passive design responses that minimise the need for heating, cooling and lighting." This standard is based on passive solar design principles in the Sustainability Victoria *Energy Smart Housing Manual* and further tested through ARUP modelling. ARUP modelling found fixed shading/eaves on the north blocks solar gains in summer months, reducing the cooling demand and associated operational costs. An eave depth of 25% of the height of the window is considered sufficient to manage the cooling demand in summer, without causing a disproportionate increase in the heating demand in winter months. Applying this standard as a planning provision secures good energy outcomes that are cost effective in terms of building and operational costs. West facing and to a lesser extent east facing windows are a source of significant heat gain in summer months. The external adjustable shading standard in included as a means of securing a cost effective solution to manage this. ARUP modelling found the annual cooling demand reduced by 13-40% when external adjustable shading is used on east and west windows. Locating outdoor covered structures in front of north facing windows prejudices the passive solar design outcomes. ARUP estimates this such structures located to the north of living areas may reduce the NatHERS rating by 0.4-0.5 star (The preferred option is to locate external covered structures to the east and west). External structures to the north facing windows can be constructed if they incorporate appropriately angled louvres or deciduous sines that support passive solar outcomes. The 5.5 m setback distance for structures with solid roofs is derived from the Energy Smart Housing Manual (SV, 2020) for the distance cast by a single storey building (p 22).

<table>
<tr>
<td>Rooftop solar energy generation area
Clause 54.05-5
Standard A18.2</td>
<td>New ESD Standard</td>
<td>In this standard, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.
A rooftop solar energy area is provided for each dwelling which:
▪ Has a minimum dimension of 1.7 metres.
▪ Has a minimum area in accordance with Table A1.10
▪ Is orientated north, west or east.
▪ Is positioned on the roofline.
▪ Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure.

Table A1.10 Minimum rooftop solar energy generation area
<table><tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr><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></table></td>
<td>This standard responds to the ESD Roadmap goal to “Investigate measures to support ‘solar ready’ building design to support future installation of rooftop solar systems”.
The rationale of the standard is to protect future opportunities for residents to install solar panels through designating well oriented and unobstructed areas of the room for this purpose. It complements operation of the government’s Solar Homes rebate program and supports the option of the whole of home compliance option under the National Construction Code 2022.
ARUP assessed a range of dwelling types and all dwellings assessed can accommodate the proposed rooftop solar energy generation area.</td>
</tr>
<tr>
<td>Natural ventilation
Clause 54.05-6
Standard A18.3</td>
<td>New ESD Standard</td>
<td>Dwellings and small second dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:
▪ A maximum breeze path through the dwelling of 18 metres.
▪ A minimum breeze path through the dwelling of 5 metres.
▪ Ventilation openings with approximately the same size.
The breeze path is measured between the ventilation openings on different orientations of the dwelling.</td>
<td>This new standard is aimed at reducing the operational energy costs of mechanical ventilation and cooling. In Victoria the main advantage of ventilating the house is to remove heat by opening windows to let in cooler air after a cool change.
This standard is based on existing provisions adopted in the apartment standards, but the allowance that only 40% of dwellings need to comply has been removed as there is more scope for cross flow ventilation with single dwellings.</td>
</tr>
<tr>
<td>Design detail
Clause 54.06-1
Standard A19</td>
<td>The design of buildings, including:
▪ Facade articulation and detailing,
▪ Window and door proportions,
▪ Roof form, and
▪ Verandahs, eaves and parapets,
should respect the existing or preferred neighbourhood character.
Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</td>
<td>Where a development fronts a street, an accessway or a public open space:
▪ Passive surveillance is provided in the form of a direct view from a balcony or a habitable room window.
▪ The building’s mass is articulated as follows:
- Any wall with a length of more than 15 metres is blank.
- A wall with a length of more than 30 metres has a variation in its alignment.
- 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres.
▪ The roofline is not flat for longer than 30 metres without variation.
▪ Articulation of materials provides:
- any facade with a length of more than 10 metres includes a minimum of two materials; and
- no material is used for more than 75 per cent of the façade; and
- areas of glass for windows are not included in this calculation.
▪ Articulation provides three or more of the following:
- Eaves that project from the building’s façade by at least 0.5 metres .
- Sunhoods, sunshades, fins, sun awnings.</td>
<td>Most stakeholders agreed that design detail should be retained and improved to manage and improve urban design outcomes.
The existing standard is very difficult to objectively assess, it’s complex in nature and open to interpretation.
The recommended changes simplify the standard to improve readability and certainty with assessment. The proposed requirements identify applicable design components which are expected to broadly improve the visual amenity of developments and neighbourhoods.</td>
</tr>
</table>

<table>
<tr>
<td></td>
<td></td>
<td>- Pergolas, roofed porches, verandahs, entry awnings.
- Balconies.
- Decorative balustrades, screens, fences, or fenestration.
- Materials with expressed texture that can cast visually prominent shadows.
- Prominent visual contrast that includes a prominent change of material or colour.</td>
<td></td>
</tr>
<tr>
<td>Front fences
Clause 54.06-2
Standard A20</td>
<td>A front fence within 3 metres of a street should not exceed:
▪ The maximum height specified in a schedule to the zone, or
▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.
Table A2 Maximum front fence height
<table><tr><th>Street context</th><th>Maximum front fence height</th></tr><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></table></td>
<td>A front fence within 3 metres of a street does not exceed:
▪ The maximum height specified in a schedule to the zone, or
▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.
Table A2 Maximum front fence height
<table><tr><th>Street context</th><th>Maximum front fence height – 25 per cent transparent</th><th>Maximum front fence height – zero per cent transparent</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td><td>1.8 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td><td>1.2 metres</td></tr></table></td>
<td>Well-designed front fences improve streetscape, passive surveillance and amenity outcomes.
Stakeholders support lower, transparent fences with flexibility to mitigate traffic noise sources.
The new standard requires fence heights proportional to transparency and offers dispensations for fences with at least 25 transparency and located along main roads.</td>
</tr>
<tr>
<td>Waste and recycling
Clause 54.06-3
Standard A21</td>
<td>New ESD Standard</td>
<td>An area for bin storage provides for:
▪ Food and garden organics.
▪ Mixed recycling.
▪ Glass recycling.
▪ Residual waste (general rubbish).
The area for bin storage has a minimum area of 1.8 square metres and minimum dimensions of 0.8 metres in depth and 1.8 metres in height.</td>
<td>This standard supports implementation of the new four-stream household waste and recycling system which is part of Victoria's circular economy policy, Recycling Victoria: a new economy.
This standard ensures there is sufficient space allocated on the lot for the storage of four bins now required as part of the governments kerbside collection reforms.
The standard in large part implements planning policy (Clause 15.01-2 Building design) to "Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste". The need for these planning scheme amendments was also highlighted in the ESD Roadmap.</td>
</tr>
</table>

Clause 55 proposed standards

For consultation – August 2024

VICTORIA State Government | Department of Transport and Planning

Planning scheme clause and standard	Existing Standard	Proposed deemed to comply standard	Rationale
Neighbourhood character Clause 55.02-1 Standard B1	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Not appliable. Standard B1 is proposed to be removed.	Stakeholders mostly agreed that that neighbourhood character policies are not providing better design outcomes than those that can be achieved through other ResCode standards, are holding up planning permit approvals and resulting in poor design. In response to this, this standard is proposed to be removed, and siting and design standards are proposed to be updated to ensure that development provides for good internal amenity for occupants and external amenity for neighbours. The valued character of our neighbourhoods and the ability to specify local variations to standard planning controls to protect it will be retained in the planning system with the Neighbourhood Character Overlay.
Residential policy Clause 55.02-2 Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Not applicable. Standard B2 is proposed to be removed.	Stakeholder feedback was that the requirements of this standard are included in other parts of the planning scheme such as zone objectives and decision guidelines. This standard is proposed to be removed to reduce duplication of assessment in the planning scheme.
Dwelling diversity Clause 55.02-3 Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	Developments of ten or more dwellings include at least: ▪ One dwelling that contains a kitchen, a toilet, a wash basin, and a bath or a shower at ground floor level. ▪ 10 per cent of dwellings with 1 bedroom. ▪ 10 per cent of dwellings with 2 bedrooms. ▪ 5 per cent of dwellings with 3 bedrooms. If in calculating the number of dwellings the result is not a whole number, the required number of dwellings is to be rounded down to the nearest whole number.	Infrastructure Victoria's 2023 report *Our home choices* found that a greater diversity of apartment and townhouse sizes is required to encourage more people to live in established suburbs closer to existing infrastructure in line with *Plan Melbourne 2017–2050*'s aim of providing 70% of new homes in established suburbs. This standard provides certainty in the delivery of more diverse and accessible housing across typologies while allowing flexibility to provide housing based on market demand.

<table>
<tr>
<td>Infrastructure

Clause 55.02-4
Standard B4</td>
<td>Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</td>
<td>Not applicable. Standard B4 is proposed to be removed.</td>
<td>Stakeholders mostly agreed that the requirements of this standard are addressed at other stages of the planning process such as subdivision and are included in other parts of the planning scheme such as state and local policy and zone objectives and decision guidelines. This standard is proposed to be removed to reduce duplication of assessment.</td>
</tr>
<tr>
<td>Integration with the street

Clause 55.02-5
Standard B5</td>
<td>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.</td>
<td>Not appliable. Standard B5 is proposed to be removed.

The requirements in this standard are proposed to be incorporated into the Dwelling Entry Standard.</td>
<td>This standard is proposed to be removed in response to stakeholder feedback that the requirements of this standard are included more appropriately in other ResCode standards such as front fences and dwelling entry.</td>
</tr>
<tr>
<td>Street setback

Clause 55.03-1
Standard B6</td>
<td>Walls of buildings should be set back from streets:

▪ At least the distance specified in a schedule to the zone, or
▪ If no distance is specified in a schedule to the zone, the distance specified in Table B1.

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.</td>
<td>Walls of buildings are set back from streets:

▪ at least the distance specified in the zone; or
▪ if no distance is specified in a schedule to the zone, the distance specified in Table B1.

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.

Table B1 Street setback
<table>
<tr><th>Development context</th><th>Minimum setback from front street</th><th>Minimum setback from side street</th></tr>
<tr><td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</td><td>Not applicable</td></tr>
<tr><td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr>
<tr><td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the</td><td>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street</td></tr>
</table></td>
<td>The proposed street setback standard is in response to stakeholder feedback.

More consistent street setbacks are proposed to increase certainty and allow more efficient use of sites to support more housing development

A minimum 6 metre setback has been proposed from the front street to allow for sufficient opportunities for landscaping and the planting of canopy tree and car parking to be provided on site.

A greater setback is proposed for developments on streets in a Transport Zone 2 to provide adequate separation along principal and arterial roads.</td>
</tr>
</table>

		existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	or 2 metres, whichever is the lesser.
Building height Clause 55.03-2 Standard B7	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	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. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed the height specified in Table B1.1, unless the slope of the natural ground level is 2.5 degrees or more for a width greater than 8 metres, in which case the maximum building height at this location does not exceed the height specified in Table B1.1 by more than 1 metre. **Table B1.1 Building height** **Zone** / **Height** Neighbourhood Residential Zone / 9 metres General Residential Zone Township Zone / 11 metres Residential Growth Zone Mixed Use Zone / 13.5 metres	The changes to this standard clarify its operation as a deemed to comply standard. The maximum building heights align with the building heights in the zones, except for the Mixed Use Zone. Unless specified in a schedule to the zone, the Mixed Use Zone does not apply a maximum building height. The maximum height in a Mixed Use Zone is proposed to be 13.5 metres, consistent with the Residential Growth Zone and the purpose of the Mixed Use Zone to provide housing at higher densities. If a different building height is specified in a schedule to the zone, that building height becomes the deemed to comply requirement for the purposes of this standard. If an overlay specifies a different building height requirement, the requirements of that overlay applies. A maximum building height for each residential zone is specified in the standard to increase certainty and clarity about building heights. The phrasing of the slope of the land is redrafted to be clearer.
Site coverage Clause 55.03-3 Standard B8	The site area covered by buildings should not exceed: ▪ The maximum site coverage specified in a schedule to the zone, or ▪ If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	The site area covered by buildings does not exceed: ▪ the maximum site coverage specified in a schedule to the zone; or ▪ if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B1.2. the percentage specified in Table B1.2. **Table B1.2 Site coverage** **Zone** / **Area of site covered by buildings** Neighbourhood Residential Zone / 60 per cent General Residential Zone / 70 per cent	Site coverage is based on zoning to encourage greater densities and more contextual site coverage. The standard recognises the different outcomes supported by residential zones supporting planting of trees, car parking and private open space at ground level.

		<table><tr><td>Township Zone</td><td></td></tr><tr><td>Residential Growth Zone Mixed Use Zone</td><td>80 per cent</td></tr></table>	
Permeability and stormwater management Clause 55.03-4 Standard B9	The site area covered by the pervious surfaces should be at least: ▪ The minimum area specified in a schedule to the zone, or ▪ If no minimum is specified in a schedule to the zone, 20 percent of the site. The stormwater management system should be designed to: ▪ Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). • Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.	The site area covered by water permeable surfaces is at least: ▪ the minimum specified in the zone; or ▪ if no minimum area is specified in a schedule to the zone, 20 per cent of the site. The stormwater management system is designed to: ▪ Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater, 1999). ▪ 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.	To ensure adequate management of stormwater, 20% permeability is retained for all sites. The use of the term 'water pervious' is clearer than 'pervious'. The 20 per cent permeability standard is retained to help minimise minor flood risk, reduce stormwater runoff and improve water retention outcomes. The existing cooling related clause has been redrafted with input from the DEECA Water Group to be more specific and provide more meaningful requirements to support tree health and cooling outcomes.
Energy efficiency Clause 55.03-5 Standard B10	Buildings should be: ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. ▪ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.	At least 25 per cent of the windows to the primary living area of the dwelling or residential building are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.	An assessment by ARUP found that orientation of the building to favour north facing windows for living areas is required to achieve a 7 Star compliant, cost effective and low embodied carbon outcomes. Good orientation is essential to improve passive design and reduce the dependence on added insulation to achieve 7 star. This will result in more design flexibility and savings in construction costs to achieve a 7 star NatHERS rating. The ARUP review found that optimising the dwelling orientation on a poorly oriented lot can improve the NatHERS rating by 0.1-0.2 Star. Assessments found the current clause to living areas and private open space to the north side of the development can be difficult to achieve in all case. To provide more design flexibility the clause was amended to focus on orientation of the living area windows. To allow for lots with south-facing backyards to comply, a minimum the 25% of north-facing living room window orientation was adopted. Analysis by Sustainability Victoria found "A little bit of north window goes a long way. The first few square metres in any room produce most of the heating energy savings….This means that even small north windows to any room are beneficial and there is no need to devote the entire north wall to windows if this is not practical or affordable".
Open space objective Clause 55.03-6 Standard B11	If any public or communal open space is provided on site, it should: ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and useable.	Not applicable. Standard B11 is proposed to be removed.	This standard has been deleted and incorporated into design detail and communal open space standards.

<table>
<tr>
<td>Safety

Clause 55.03-7
Standard B12</td>
<td>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.</td>
<td>Not applicable. Standard B12 is proposed to be removed.

Some of the requirements in this standard are proposed to be incorporated into the Dwelling Entry Standard 26.</td>
<td>Refer to Dwelling Entry Standard 26</td>
</tr>
<tr>
<td>Landscaping

Clause 55.03-8
Standard B13</td>
<td>The landscape layout and design should:
▪ Protect any predominant landscape features of the neighbourhood.
▪ Take into account the soil type and drainage patterns of the site.
▪ Allow for intended vegetation growth and structural protection of buildings.
▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
▪ Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.</td>
<td>Development retains each existing:
▪ Significant tree, including any significant tree removed from the site 12 months prior to the application being made.
▪ Canopy tree of at least 5 metres in height and with a trunk circumference of 0.5 metres measured at 1.4 metres above ground level and is not a significant tree.
Where retained trees provide a canopy cover area of at least 10 per cent of the site area or 12 square metres, whichever is the greater, all other remaining canopy trees that are not significant trees may be removed.

All new canopy trees are:
▪ Consistent with a tree type specified in Table B1.3.
▪ Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table B1.4; or located in planters with the minimum volume, dimension and depth specified in Table B1.4.
▪ Provided root barriers located parallel to the walls of a new and existing building on the lot, opposite each tree for the length of the minimum canopy diameter specified in Table B1.3.
▪ Outside the minimum setback distances specified in Table B1.5.

Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.

Water supply to the irrigation system is from either:
▪ if available, reticulated recycled water; or
▪ supplemented with rainwater from a tank.

Development meets any additional landscape requirements specified in a schedule to the zone.

Table B1.3 Tree Types
<table>
<tr><th>Tree type</th><th>Minimum canopy diameter at maturity</th><th>Minimum height at maturity</th></tr>
<tr><td>A</td><td>4 metres</td><td>6 metres</td></tr>
<tr><td>B</td><td>8 metres</td><td>8 metres</td></tr>
<tr><td>C</td><td>12 metres</td><td>12 metres</td></tr>
</table>
</td>
<td>This new standard requires retention of trees which provide a minimum tree canopy cover. The updated standard supports Plan Melbourne Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to “Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.”

This new draft clause is based on the current landscaping standards for apartments, adapted to apply to developments of single dwellings and small second dwellings on a lot.

The 10 per cent canopy cover standard can be accommodated within the existing 20 per cent permeable area requirement in the VPP.

The VPP will introduce a planning permit to remove, destroy or lop any canopy tree in residential areas of a specific size, including exemptions similar to the Table of exemptions set out in clause 52.17 (Native Vegetation).</td>
</tr>
</table>

<table>
<tr>
<td></td>
<td></td>
<td>The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.

Table B1.4 – Soil requirements for trees

<table>
<tr><th>Tree type</th><th>Deep soil</th><th>Planter soil</th><th>Depth of planter soil</th></tr>
<tr><td>A</td><td>8 square metres (minimum plan dimension 2.5 metres)</td><td>8 cubic metres (minimum plan dimension 2.5 metres)</td><td>0.8 metre</td></tr>
<tr><td>B</td><td>30 square metres (minimum plan dimension 4.5 metres)</td><td>30 cubic metres (minimum plan dimension 4.5 metres)</td><td>1 metre</td></tr>
<tr><td>C</td><td>68 square metres (minimum plan dimension 6.5 metres)</td><td>68 cubic metres (minimum plan dimension 6.5 metres)</td><td>1.5 metres</td></tr>
</table>
Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.

Table B1.5 Minimum setback distance from a building

<table>
<tr><th>Tree type</th><th>Minimum setback distance from a building</th></tr>
<tr><td>A</td><td>2 metres</td></tr>
<tr><td>B</td><td>4 metres</td></tr>
<tr><td>C</td><td>6 metres</td></tr>
</table>
The minimum setback distance is measured from the tree trunk to the closest outer wall.</td>
<td></td>
</tr>
<tr>
<td>Access

Clause 55.03-9 Standard B14</td>
<td>The width of accessways or car spaces should not exceed:
▪ 33 per cent of the street frontage, or
▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

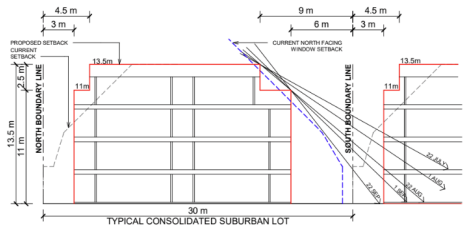
The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</td>
<td>The width of accessways or car spaces, except to a rear lane, does not exceed:
▪ 33 per cent of the street frontage, or
▪ 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.

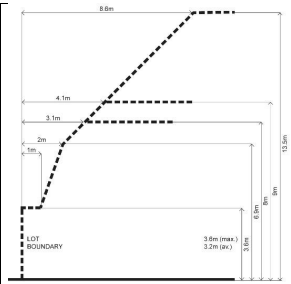
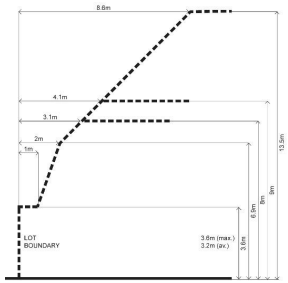
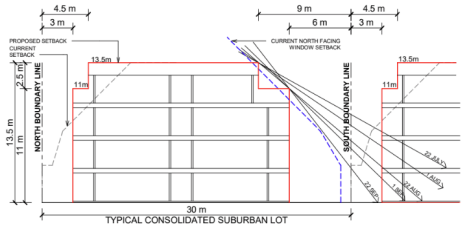
No more than one crossover is provided for each dwelling fronting a street.

The number of access points to a road in Transport Zone 1, Transport Zone 2 or Transport Zone 3 is not increased. The location of crossovers does not require the removal of a street tree.</td>
<td>The existing numerical requirements have been retained to ensure vehicle crossovers do not dominate streetscapes.

To simplify the standard, the requirements for habitable room windows to be setback from accessways or car parks in the existing parking location standard B15 has been incorporated into this standard.

Requirements for garages to be recessed from the front wall of the dwelling has been included in this standard to manage visual impacts to streetscapes.</td>
</tr>
</table>

	Developments must provide for access for service, emergency and delivery vehicles.	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: ▪ 1.5 metres; or ▪ if there is a 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. This standard does not apply if the accessway or car park is used exclusively by the resident of the building with the habitable room. Garages are setback by at least 0.5 metres behind the front wall of the dwelling, facing the frontage.	
Parking location Clause 55.03-10 Standard B15	Car parking facilities should: ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Not applicable. Standard B15 is proposed to be deleted.	Some of the requirements in this standard are proposed to be incorporated into the Access Standard 14. Refer to Access standard B14.
Side and rear setbacks Clause 55.04-1 Standard B17	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 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. 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 setbacks of this standard. Landings having 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 setbacks of this standard. **Diagram B1 Side and rear setbacks**	A new building not on or within 200mm is setback from side or rear boundaries: ▪ at least the distance in a schedule to the zone; or ▪ if no distance is specified in a schedule to the zone, in accordance with standard B17.1 or B17.2 below. This standard is only met if the building is setback in accordance with either standard B17.1 or B17.2, not both standards. **Standard B17.1** 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. **Standard B17.2** 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. 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. For this standard a south boundary is a boundary that is to the south of the new building.	The existing numerical side and rear setbacks requirements have been retained due to their ability to regulate amenity impacts such as solar access, overshadowing and visual bulk as well as the space for landscaping that they provide. An alternative option for side and rear setback is proposed (B17.2). This is to encourage apartment typologies and will allow a moderate increase to floor area at third storey and a very substantial increase in feasibility and floor area at the fourth storey. A specific condition for south boundaries can also be adopted to increase feasibility for four storey apartments and to increase daylight access and liveability outcomes for neighbours. 

		Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings having 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. **Diagram B1 Side and rear setbacks (Standard B17.1)**  **Diagram B1.1 Side and rear setbacks (Standard B17.2)** 	
Walls on boundaries Clause 55.04-2 Standard B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot may abut the boundary: ▪ for a length of the distance specified in a schedule to the zone; or ▪ if no distance is specified in schedule to the zone, the length does not exceed the greater of the following distances: - 15 metres. - 50 per cent of the boundary length. - the length of an existing or simultaneously constructed boundary wall on an abutting lot. A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres. A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective	The standard has been amended to improve clarity and simplicity. The standard slightly increases the permissible length to support denser housing, but not in a way that impacts on liveability. The calculations also allow a small increase in permissible wall on boundary length to facilitate increased housing: ▪ For a 25m deep lot the current Rescode allows 13.75 metres while the proposed method would allow 15 metres. ▪ For a 30m deep lot the current Rescode allows 15 metres while the proposed method would allow 15 metres. ▪ For a 50m deep lot the current Rescode allows 20 metres while the proposed method would allow 25 metres.

	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. A building on a boundary includes a building set back up to 200mm from a boundary. 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 should 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.	height of the wall or carport being less than 2 metres on the abutting property boundary. 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: ▪ 3.6 metres; or ▪ the height of an existing or simultaneously constructed wall	The height is simplified to 3.6 metres rather than retaining the complicated averaging system. The slight increase in height has very little impact on amenity, testing has shown.
Daylight to existing windows Clause 55.04-3 Standard B19	Buildings opposite an existing habitable room window should 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 should be 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.	Buildings opposite an existing habitable room window provide an area clear to the sky to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre. The calculation of the area may include land on the abutting lot. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	Stakeholder feedback was that the existing standard provides appropriate amenity protection. The light court component of the standard has been retained as it provides an appropriate level of protection. The requirement for *walls or carports more than 3 metres in height opposite an existing habitable room window to be set back from the window at least 50 per cent of the height of the new wall* has been removed as it places unreasonable requirements on the protection of windows, that are appropriately protected by setback standards.
North-facing windows Clause 55.04-4 Standard B20	If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface-oriented north 20 degrees west to north 30 degrees east.	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: ▪ 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 buildings that meet the Standard B17.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window. 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.	The standard has been retained with the option for an alternative setback where they adopt the B17.2 setback. This will ensure adequate sunlight to lower storey habitable rooms on adjoining development.
Overshadowing open space Clause 55.04-5 Standard B21	Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.	The area of 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.	The standard is proposed to focus on the extent of overshadowing for all private open space rather than the specified secluded private open space area to improve clarity and certainty and prevent adverse outcomes and unintentional non-compliances. References to 'secluded private open space' are proposed to be replaced with 'private open space' to remain consistent with

	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 should not be further reduced.		changes to the private open space standard and overlooking standard.
Overlooking Clause 55.04-6 Standard B22	A habitable room window, balcony, terrace, deck or patio should be 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 should be 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. A habitable room window, balcony, terrace, deck or patio 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 should be either: ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 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. Screens used to obscure a view should be: ▪ 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. 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.	A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres: ▪ is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or ▪ has a sill height of at least 1.5 metres above floor level; or ▪ has a visually obscure balustrade to at least 1.5 metres above floor level; or ▪ has external screens to at least 1.5 metres above floor level; or ▪ has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.5 metres above floor level and within: ▪ a 45 degree horizontal angle from the edge of the new window or balcony; and ▪ a 45 degree angle in the downward direction. 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. This standard does not apply where a direct view is obstructed by a wall or fence.	The standard reduces the distance where overlooking must be considered from 9 metres to 6 metres to provide more equitable amenity outcomes for residents in new dwellings. The standard facilitates better design for new dwellings especially on smaller sites, where internal amenity outcomes would be reduced due to screening requirements. Where screening is required, the standard provides more alternatives to address overlooking, including screening, opaque balustrades, ledges and fins. Refer to Standard B28 – Private open space for more information.
Internal views Clause 55.04-7 Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	Within the development, if there is a direct view from a balcony or habitable room window to: ▪ a living room window of another dwelling, there is a horizontal separation of at least 7.5 metres; or ▪ a balcony or habitable room window of another dwelling, there is a horizontal separation of at least 6 metres. This does not apply to a direct view from a projecting balcony to another projecting balcony on the same level or levels below.	This standard is proposed to be changed to provide certainty about privacy expectations between dwellings on the same site. The requirements of the standard promote the use of building separation to provide privacy and disincentives the use of screening for internal views to allow for better solar access and outlooks for new dwellings. The standard identifies that balconies do not require the same degree of amenity protection that habitable room windows require and allow a reduced setback of 3 metres where

		Within the development, a habitable room window or balcony that is located with a direct view into a habitable room window or balcony of another dwelling: ▪ is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or ▪ has a sill height of at least 1.5 metres above floor level; or ▪ has a visually obscure balustrade to at least 1.5 metres above floor level; or ▪ has external screens to at least 1.5 metres above floor level; or ▪ have fixed elements that prevent the direct view, such as horizontal ledges or vertical fins; or ▪ for side-by-side balconies, is horizontally separated by at least 3 metres. Direct views are measured at a height of 1.5 metres above floor level and within: ▪ a 45 degree horizontal angle from the edge of the new window or balcony. ▪ a 45 degree angle in the downward direction. Screens provided for this standard are to be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views. This standard does not apply where a direct view is obstructed by a wall or fence.	balconies are side by side on the same floor level or the use of screening. .
Noise impacts Clause 55.04-8 Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	Noise sources, such as mechanical plant, are not located near immediately opposite or adjacent to bedrooms of existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line of sight barrier to transmission of noise to relevant bedrooms. A dwelling or residential building within a noise influence area specified in Table B2 is designed and constructed to achieve the following noise levels: ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm. A bedroom or living area of a dwelling or residential building does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land. If a proposed ground level private open space is located in a noise influence area specified in Table B2, the dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space. **Table B2 Noise influence area**	This new clause responds to the commitment in the ESD Roadmap to apply the existing apartment noise design standards to other residential developments and other noise sensitive land uses. The primary focus of the clause is to ensure new residential developments located near transport corridors and industrial zones are designed to achieve internal noise exposure standards The new standard implements planning policy 13.05-1 Noise management to "Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area." These provisions have been prepared with input from ARUP consulting and EPA Victoria. They are supported by a draft Practice Note that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers have been prepared showing all relevant road and rail corridors.

<table>
<tr>
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<td>
<table>
<tr><th>Noise Source</th><th>Noise Influence Area</th></tr>
<tr><td colspan="2">Zone interference</td></tr>
<tr><td>Industry</td><td>300 metres from the Industrial 1 and 2 zone boundary</td></tr>
<tr><td colspan="2">Roads</td></tr>
<tr><td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume

Roads included in the Principal Freight Network</td><td>300 metres from the nearest trafficable lane</td></tr>
<tr><td colspan="2">Railways</td></tr>
<tr><td>Railway servicing passengers in Victoria</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight outside Metropolitan Melbourne</td><td>80 metres from the centre of the nearest track</td></tr>
<tr><td>Railway servicing freight Metropolitan Melbourne</td><td>135 metres from the centre of the nearest track</td></tr>
</table>
The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.
</td>
<td>The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads.</td>
</tr>
<tr>
<td>Air pollution

Clause 55.04-9
Standard B24.1</td>
<td></td>
<td>
A dwelling or residential building in an air pollution influence area specified in Table B2.1 provides:

fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or
ducted mechanical ventilation for the supply of outdoor air in compliance with Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling or residential building facing away from the air pollution source.

If in an air pollution influence area specified in Table B2.1 the dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is to be located between the air pollution source and any ground level private open space of a dwelling or residential building.

Table B2.1 Air pollution influence area
<table>
<tr><th>Air pollution source</th><th>Air pollution influence area</th></tr>
<tr><td colspan="2">Roads</td></tr>
</table>
</td>
<td>
The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.

This new clause responds to the commitment in the ESD Roadmap to ‘Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants’.

The new standard also responds to planning policy 13.06-1 Air quality management to “Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses” and related statements in the Victorian Air Quality Strategy.

These provisions have been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.

The approach has also been informed by major reviews by the WHO and EU on air pollution and children’s health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.
</td>
</tr>
</table>

		<table><tr><td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network</td><td>50 metres from the nearest trafficable lane</td></tr><tr><td colspan="2">Railways</td></tr><tr><td>Railway servicing passengers or freight using diesel locomotives</td><td>50 metres from the centre of the nearest track</td></tr><tr><td>Rail stabling yards for diesel locomotives</td><td>300 metres from the centre of the nearest track</td></tr></table> The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.	
Accessibility Clause 55.05-1 Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	Not appliable. Standard B25 is proposed to be removed.	The standard is proposed to be removed to reduce unnecessary regulation. The silver standard for accessibility required by the new National Construction Code 22 applies.
Dwelling entry Clause 55.05-2 Standard B26	Entries to dwellings and residential buildings should: ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry.	Entries to dwellings (other than apartment buildings) and residential buildings with no communal entrance have all of the following: ▪ A ground level entry door to each dwelling that is visible from a street, an accessway or shared walkway. ▪ A covered area over an entry door of at least 0.5 metre deep. ▪ An entry to a dwelling is to be separate from a garage. Apartment developments have all of the following: ▪ A ground level entry door, entry gate, or entry walkway that is clearly visible from the street. ▪ A covered area over an entry door of a depth of at least 0.5m deep. ▪ An entry door or lobby is to include at least one window that allows clear views to inside. ▪ At least one source of natural light and natural ventilation to shared corridors and lift lobbies.	The standard has been amended and incorporates requirements of other standards including safety and building entry and circulation. This removes duplication of assessment and helps provide clearer assessment requirements. The drafting of the standard has been revised to allow the standard to be implement the objectives of the clause in a deemed to comply standard.

<table>
<tr>
<td>Daylight to new windows

Clause 55.05-3
Standard B27</td>
<td>A window in a habitable room should be located to face:
▪ 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.</td>
<td>Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table B2.2.

Table B2.2 Light Court or outdoor space used by a dwelling

<table>
<tr><th>Wall height of the light court or outdoor space</th><th>Minimum dimension perpendicular to the habitable room window or balcony</th><th>Minimum area</th></tr>
<tr><td>3.6 metres or less</td><td>1 metre</td><td>3 square metres</td></tr>
<tr><td>6.9 metres or less</td><td>2 metres</td><td>6 square metres</td></tr>
<tr><td>13.5 metres or less</td><td>3 metres</td><td>9 square metres</td></tr>
</table>

In this standard, the dimension and area of a light court or outdoor space:
▪ Does not include land on an adjoining lot.
▪ May include either:
- a verandah or balcony, if it is open for at least one third of its perimeter; or
- a carport, if it has two or more open sides and is open for at least one third of its perimeter.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:
▪ A minimum width of 1.2 metres.
▪ A maximum depth of 1.5 times the width, measured from the external surface of the window.</td>
<td>The additional light court requirements will provide additional requirements for a deeper light court.

The proposed changes clarify that a habitable room is to have a window that faces a light court or open space including basement habitable rooms.

The size of the light court will help improve liveability when compared with tall narrow light courts that are commonly being provided.</td>
</tr>
</table>

<table>
<tr>
<td>Private open space

Clause 55.05-4
Standard B28</td>
<td>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:
▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</td>
<td>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building has private open space with convenient access from a living room consisting of:
▪ an area at ground level of at least 25 square metres with a minimum dimension of 3 metres; or
▪ an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres; or
▪ a balcony with at least the area and dimensions specified in Table B2.3; or
▪ an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres.

Table B2.3 Private open space for a balcony
<table><tr><th>Dwelling Type</th><th>Minimum Dimension</th><th>Minimum Area</th></tr><tr><td>Studio or 1 bedroom dwelling</td><td>1.8 metres</td><td>8 square metres</td></tr><tr><td>2 bedroom dwelling</td><td>2 metres</td><td>8 square metres</td></tr><tr><td>3 or more bedroom dwelling</td><td>2.4 metres</td><td>12 square metres</td></tr></table>
At least 70 per cent of dwellings in a development are to have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9 am and 3 pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade. If in calculating the number of dwellings the result is not a whole number, the required number of dwellings is to be rounded down to the nearest whole number.

If a cooling or heating unit is located on the balcony the required area is increased by 1.5 square metres.

An area for clothes drying is provided within the private open space.</td>
<td>The existing standard is problematic and key issues include:
▪ The use of term secluded private open space is limiting and disincentives / prevents good ground level open space at the front of a dwelling.
▪ The 40 square metres is a large minimum requirement and this in turn disincentives ground level open space as developers prefer to provide an 8 square metre balcony

Ground level open space has a range of benefits including opportunities for permeability, planting, and encourages ground level living. The current standard disincentives this outcome resulting in disbenefits for future occupants.

The proposed standard reduces the area of private open space from 40 square metres to 25 square metres. Testing has found that providing 25 square metres provides a liveable outcome for future occupants. This is more in-line with the planning rules under other states.

The proposal removal of the requirement to provide secluded private open space at the side or rear of a dwelling provides greater flexibility in the location of private open space on a site, including within the front setback and incentives ground level open space.

The designation of space for an open air clothes drying line supports the opportunity for future occupants to save energy by not having to rely on a clothes drying appliance. It does not require installation of a clothes line, only allocating of space to allow for this option.</td>
</tr>
<tr>
<td>Solar access to open space

Clause 55.05-5
Standard B29</td>
<td>The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be 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.</td>
<td>Not applicable. Standard B29 is proposed to be removed.</td>
<td>Private open space solar access requirements are proposed to be included in Standard B28 – Private Open Space to simplify requirements</td>
</tr>
</table>

<table>
<tr>
<td>Storage objective

Clause 55.05-6

Standard B30</td>
<td>Standard B30:

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</td>
<td>Each dwelling has convenient access to usable and secure storage that is at least the total minimum storage volume that is specified in Table B2.4. This may include kitchen, bathroom and bedroom storage.

Table B2.4 Storage
<table>
<tr><th>Dwelling Type</th><th>Total minimum storage volume</th><th>Minimum storage volume within the dwelling</th></tr>
<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>
</table>
</td>
<td>This standard is derived from standard B44 at 55.07-10 which functions well for apartment buildings.

The proposed storage volumes will be achievable for all dwelling typologies and will improve the liveability for occupants.</td>
</tr>
<tr>
<td>Room depth

Clause 55.05-7
Standards B30.1</td>
<td>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:
▪ The room combines the living area, dining area and kitchen.
▪ The kitchen is located furthest from the window.
▪ 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.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</td>
<td>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:
▪ the room combines the living area, dining area and kitchen; and
▪ the kitchen is located furthest from the window; and
▪ the ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.</td>
<td>This standard applies to all development types. It has been taken from 55.07 and will provide for better amenity for occupants.</td>
</tr>
<tr>
<td>Solar access to new windows

Clause 55.05-8
Standard B30.2</td>
<td>NEW - ESD</td>
<td>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.

An eave is to extend horizontally beyond the top sides of north facing windows by at least half the depth of the eave.

East and west facing windows are to be shaded by adjustable external blinds, awnings or pergolas with deciduous vines.

External structures located within 5.5 metres of the primary north facing living area are not to have a solid roof that blocks solar access in winter.</td>
<td>These measures support planning policy objectives (Clause 15.01-2 Building design) to “Improve the energy performance of buildings through siting and design measures that encourage:

▪ Passive design responses that minimise the need for heating, cooling and lighting.”

These provisions are based on passive solar design principles in the Sustainability Victoria Energy Smart Housing Manual and further tested through ARUP modelling.

ARUP modelling found fixed shading/eaves on the north blocks solar gains in summer months, reducing the cooling demand and associated operational costs. An eave depth of 25% of the height of the window is considered sufficient to manage the cooling demand in summer, without causing a disproportionate increase in the heating demand in winter months.</td>
</tr>
</table>

<table>
<tr>
<td></td>
<td></td>
<td></td>
<td>Applying this standard as a planning provision secures good energy outcomes that are cost effective in terms of building and operational costs.

West facing and to a lesser extent east facing windows are a source of significant heat gain in summer months. The external adjustable shading standard in included as a means of securing a cost-effective solution to manage this. ARUP modelling found the annual cooling demand reduced by 13-40% when external adjustable shading is used on east and west windows.

Locating outdoor covered structures in front of north facing windows prejudices the passive solar design outcomes. ARUP estimates this such structures located to the north of living areas may reduce the NatHERS rating by 0.4-0.5 star (The preferred option is to locate external covered structures to the east and west). External structures to the north facing windows can be constructed if they incorporate appropriately angled louvres or deciduous sines that support passive solar outcomes. The 5.5 m setback distance for structures with solid roofs is derived from the Energy Smart Housing Manual (SV, 2020) for the distance cast by a single storey building (p 22).</td>
</tr>
<tr>
<td>Rooftop solar energy generation area

Clause 55.05-9

Standard B30.3</td>
<td>NEW - ESD</td>
<td>In this standard, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

A rooftop solar energy area is provided for each dwelling which:
▪ Has a minimum dimension of 1.7 metres.
▪ Has a minimum area in accordance with Table B2.5
▪ Is orientated north, west or east.
▪ Is positioned on the roofline.
▪ Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure.

Table B2.5 - Minimum rooftop solar energy generation area
<table>
<tr><th>Number of bedrooms</th><th>Minimum roof area</th></tr>
<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>
</table>
</td>
<td>This provision responds to the ESD Roadmap goal to “Investigate measures to support ‘solar ready’ building design to support future installation of rooftop solar systems”.

The rationale of the standard is to protect future opportunities for residents to install solar panels through designating well oriented and unobstructed areas of the room for this purpose. It complements operation of the government’s Solar Homes rebate program and supports the option of the whole of home compliance option under the National Construction Code 2022.

ARUP assessed a range of dwelling types and all dwellings assessed can accommodate the proposed rooftop solar energy generation area.</td>
</tr>
<tr>
<td>Natural ventilation

Clause 55.05-10
Standard B30.4</td>
<td>NEW - ESD</td>
<td>Dwellings have openable windows, doors or other ventilation devices in external walls of the building, that provide:
▪ A maximum breeze path through the dwelling of 18 metres.
▪ A minimum breeze path through the dwelling of 5 metres.
▪ Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.</td>
<td>This new standard is aimed at reducing the operational energy costs of mechanical ventilation and cooling. In Victoria the main advantage of ventilating the house is to remove heat by opening windows to let in cooler air after a cool change.

This standard is based on existing provisions adopted in the apartment standards, but the allowance that only 40% of dwellings need to comply has been removed as there is more scope for cross flow ventilation with townhouse developments.</td>
</tr>
</table>

<table>
<tr>
<td>Design detail

Clause 55.06-1
Standard B31</td>
<td>The design of buildings, including:
▪ Facade articulation and detailing,
▪ Window and door proportions,
▪ Roof form, and
▪ Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</td>
<td>Where a development fronts a street, an accessway or a public open space:
▪ Passive surveillance is provided in the form of a direct view from a balcony, or a habitable room window. The building's mass is articulated as follows:
- Any wall with a length of more than 15 metres is not blank.
- Any wall with a length of more than 30 metres has a variation in its alignment.
▪ 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres.
▪ A roofline is not flat for longer than 30 metres without variation.
▪ Articulation of materials provides:
- any facade with a length of more than 10 metres includes a minimum of two materials; and
- no single material is used for more than 75 per cent of the façade; and
- areas of glass for windows are not included in this calculation.
▪ Articulation provides three or more of the following:
- Eaves that projections from the building's façade by at least 0.5 metres,
- Sunhoods, sunshades, fins, sun awnings,
- Pergolas, roofed porches, verandahs, entry awnings,
- Balconies,
- Decorative balustrades, screens, fences, or fenestration
- Materials with expressed texture that can cast shadows,
- Prominent visual contrast that includes a prominent change of material or colour.</td>
<td>Most stakeholders agreed that design detail should be retained and improved to manage and improve urban design outcomes.

The existing standard is very difficult to objectively assess, it's complex in nature and open to interpretation.

The recommended changes simplify the standard to improve readability and certainty with assessment. The proposed requirements identify applicable design components which are expected to broadly improve the visual amenity of developments and neighbourhoods.</td>
</tr>
<tr>
<td>Front fences

Clause 55.06-2

Standard B32</td>
<td>A front fence within 3 metres of a street should not exceed:
▪ The maximum height specified in a schedule to the zone, or
▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height
<table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><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></table></td>
<td>A front fence within 3 metres of a street does not exceed:
▪ the maximum height specified in a schedule to the zone; or
▪ if no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height
<table><tr><th>Street context</th><th>Maximum front fence height – 25 per cent transparent</th><th>Maximum front fence height – zero per cent transparent</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td><td>1.8 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td><td>1.2 metres</td></tr></table></td>
<td>Well-designed front fences improve streetscape, passive surveillance and amenity outcomes.

Stakeholders support lower, transparent fences with flexibility to mitigate traffic noise sources.

The new standard requires fence heights proportional to transparency and offers dispensations for fences with at least 25 transparency and located along main roads.</td>
</tr>
<tr>
<td>Common property

Clause 55.06-3
Standard B33</td>
<td>Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.</td>
<td>Not applicable, Standard B33 – Common Property is proposed to be deleted.</td>
<td>This standard is proposed to be deleted. Requirements for common property are included in other standards including Standard B26 - Dwelling Entry and Standard B36 - Communal Private Open Space.</td>
</tr>
</table>

<table>
<tr>
<td>Site services objective

Clause 55.06-4

Standard B34</td>
<td>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.</td>
<td>No more than 20 per cent of the width of the frontage is allocated to site facilities.

Site facilities including air conditioning units, water meters and gas meters are screened from view from the street or located behind a fence. Screens provide no more than 25 per cent transparency.

Mailboxes are provided in a location and format that meets Australia Post requirements.</td>
<td>Site services such as water and gas meters are often poorly coordinated, poorly integrated and often prevent good outcomes.

A new standard is proposed for bin and recycling enclosures – see below.</td>
</tr>
<tr>
<td>Waste and recycling objective

Clause 55.06-5
Standard B34.1</td>
<td>New - ESD</td>
<td>Individual areas for bin storage for each dwelling or a shared area for bin storage for use by each dwelling is to provide for the following:
▪ Food and garden organics.
▪ Mixed recycling.
▪ Glass recycling.
▪ Residual waste (general rubbish).

Areas for bin storage meet the minimum dimensions specified in Table B3.1.

Table B3.1 Bin storage area dimensions
<table>
<tr><th>Type of area for bin storage</th><th>Minimum area</th><th>Minimum depth</th><th>Minimum height</th></tr>
<tr><td>Individual and shared waste areas for up to 3 dwellings</td><td>1.74 square metres per dwelling</td><td>0.8 metre</td><td>1.8 metres</td></tr>
<tr><td>Shared for 4 or more dwellings</td><td>1 square metre per dwelling</td><td>0.8 metres</td><td>1.8 metres</td></tr>
</table>
Development that includes a shared area for bin storage:
▪ Locates that area within 40 metres of a kerbside collection point.
▪ Provides bin washing facilities, including a tap and a drain.
▪ Provides a continuous path of travel from dwellings to the bin storage area that is free of steps and obstructions.
▪ Provides signage to direct residents to the shared area for bin storage and provide information about what material to place in which bin.

Internal storage space of at least 25 litres for a 1 bedroom apartment, 30 litres for a 2 bedroom apartment, or 35 litres for a 3 bedroom apartment, with a minimum depth of 250 millimetres with convenient access to kitchen areas, must be provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).</td>
<td>These standards support implementation of the new four-stream household waste and recycling system which is part of Victoria's circular economy policy, Recycling Victoria: a new economy.

The provisions in large part implement planning policy (Clause 15.01-2 Building design) to "Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste". The need for these planning scheme amendments was also highlighted in the ESD Roadmap.

Townhouse developments within the 5-8 dwelling on a lot range are likely to have a combination of communal or individual bin storage. The minimum 5 square metres provides a baseline area for communal storage. Bin space per dwelling can be reduced due to space efficiencies - dwellings are likely to share bins (particularly food/organics and glass services), therefore the bin space required per dwelling reduces from 1.8 sqm (4 bins) to 1 sqm.

Unless there is individual street frontage, townhouse developments of more than 9 dwellings will start to have too many bins for safe kerbside collection (e.g. 9 dwellings would have 36 bins in total). Waste and recycling arrangements will need to be customised on a case by case based for developments of this scale.

To support the new household four bin system, new dwelling design should provide sufficient space within kitchens or another convenient location of at least two days' worth of garbage, recyclables, separated glass and food and organics, according to Sustainability Victoria's Multi-Unit Development waste guide, a Planning Scheme Reference Document. The two days' waste storage requirements consider elderly or mobility-impaired residents - for instance, an elderly person relying on domestic assistance to take their bins to communal areas once a week.</td>
</tr>
</table>

<table>
<tr>
<td>Energy efficiency

Clause 55.07-1
Standard B35</td>
<td>Buildings should be:
Oriented to make appropriate use of solar energy.
Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.
Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.
Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.</td>
<td>Dwellings located in a climate zone identified in Table B4 do not exceed the maximum NatHERS annual cooling load.

Table B4 Cooling load
<table><tr><th>NatHERS climate zone</th><th>NatHERS maximum cooling load
MJ/M2 per annum</th></tr><tr><td>Climate zone 21 Melbourne</td><td>30</td></tr><tr><td>Climate zone 22 East Sale</td><td>15</td></tr><tr><td>Climate zone 27 Mildura</td><td>54</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>12</td></tr><tr><td>Climate zone 64 Cape Otway</td><td>14</td></tr><tr><td>Climate zone 66 Ballarat</td><td>23</td></tr></table>Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</td>
<td>This clause is amended to remove previous clauses that are difficult to translate into a deemed to comply format for apartment developments. Measures to achieve the defined cooling load outcomes will support many of the previous provisions that have been removed. Passive solar design for winter is more difficult to achieve for apartments due to site constraints.

These changes update the cooling load factors in the current standard to minimise inconsistency, but also ensure there is not a reduction in building energy performance as a result of this amendment. Where the cooling load figure in NCC2022 is lower than the current planning standard, the NCC figure is used (East Sale , Mildura, Warrnambool, Cape Otway); where the existing planning standard cooling load figure is lower than the NCC figure, the current planning standard is retained. DTP, DEECA and the Australian Building Codes Board are undertaking further work to resolve these inconsistencies.</td>
</tr>
<tr>
<td>Communal open space

Clause 55.07-2

Standard B36</td>
<td>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.

Each area of communal open space should be:
Accessible to all residents.
A useable size, shape and dimension.
Capable of efficient management.
Located to:
Provide passive surveillance opportunities, where appropriate.
Provide outlook for as many dwellings as practicable.
Avoid overlooking into habitable rooms and private open space of new dwellings.
Minimise noise impacts to new and existing dwellings and existing small second dwellings.
Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</td>
<td>A development of 10 or more dwellings provides a minimum area of communal outdoor open space of 30 square metres with a minimum dimension of 3 metres.

If a development contains 13 or more dwellings, the development provides an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.</td>
<td>Changes have been made to make it deemed to comply standard.</td>
</tr>
</table>

<table>
<tr>
<td>Solar access to communal outdoor open space
Clause 55.07-3
Standard B37</td>
<td>The communal outdoor open space should be located on the north side of a building, if appropriate.
At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</td>
<td>At least 50 per cent or 125 square metres, whichever is the lesser, of the communal outdoor open space receives a minimum of two hours of sunlight between 9 am and 3 pm on 21 June.</td>
<td>The requirement for communal open space be located on the north side of a building has been deleted. This is because an open space located to the east of the building but with good solar access would be equally good but would not comply.</td>
</tr>
<tr>
<td>Landscaping
Clause 55.07-4
Standard B38</td>
<td>Development should retain existing trees and canopy cover.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
Development should:
▪ Provide the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.
▪ Provide canopy cover through canopy trees that are:
- Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6.
- Consistent with the canopy diameter and height at maturity specified in Table B7.
- Located in communal outdoor open space or common areas or street frontages.
▪ Comprise smaller trees, shrubs and ground cover, including flowering native species.
▪ Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
▪ Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
▪ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
▪ Protect any predominant landscape features of the area.
▪ Take into account the soil type and drainage patterns of the site.
▪ Provide a safe, attractive and functional environment for residents.
▪ Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.
Table B5 Canopy cover and deep soil requirements
<table><tr><th>Site area</th><th>Canopy cover</th><th>Deep soil</th></tr><tr><td>1000
square metres or less</td><td>5% of site area
Include at least 1 Type A tree</td><td>5% of site area or 12 square metres whichever is the greater</td></tr></table></td>
<td>Development retains existing trees and canopy cover.
Development provides for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
Development:
▪ Provides the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.
▪ Provides canopy trees that are:
- Located in an area of decompacted deep soil to the depth of one metre, mixed with 20 per cent organic matter and the minimum volume, dimension and depth specified in Table B6. Where deep soil cannot be provided, canopy trees are to be located in planters with the minimum volume, dimension and depth specified in Table B6.
- At least consistent with the canopy diameter and height at maturity specified in Table B7.
- Planted so that minimum setback distances from a building are provided as specified in Table B7.1.
- Planted in an area that is not: on an easement, over buried services such as sewer pipes, or under overhead power cables.
▪ Ensures 50 per cent or more of the planted trees are flowering species, or where only one tree is required, it is to be a flowering species.
▪ Provides root barriers parallel to the walls of a new or existing building on the lot opposite each tree for the length of the minimum canopy diameter as specified in Table B7.
▪ Ensures uncovered outdoor areas use paving and ground surface materials that are porous, permeable or have a solar reflectance index greater than 29.
▪ Canopy trees, significant trees and deep soil landscaped areas (as specified in Table B5) are irrigated by an irrigation system with a timer and on/off mechanism.
▪ Water supply to the irrigation system is from either:
- if available, reticulated recycled water; or
- supplemented with rainwater from a tank.
Table B5 Canopy cover and deep soil requirements
<table><tr><th>Site area</th><th>Canopy cover</th><th>Deep soil</th></tr></table></td>
<td>The existing landscaping provision for apartments four storeys and less are retained in large part, with amendments to quantify or codify the provision, but retain the intent.
In addition the deep soil provision for individual trees has been reviewed based on further analysis undertaken for DTP by the University of Melbourne, Green Infrastructure Research Group (Burnley Campus). As a result the deep soil area requirements for individual trees as been reduces, but to account for reduced deep soil availability, it is specified the loaning site needs to be decompacted and 20% organic matter by volume added to support healthy tree growth over the longer term.
For paved or hardstand areas a SRI of 29 has been specified. This is equivalent to a standard untinted concrete mix as higher SRI values (as adopted by the Green Building Council of Australia) could create too much surface glare.
This new standard supports Plan Melbourne Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to "Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas."</td>
</tr>
</table>

Site area	Canopy cover	Deep soil
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

Table B7 Tree types

Tree types	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 – 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees

Tree type	**Deep soil** **Minimum area and dimension of deep soil**	**Planter soil** **Volume and minimum dimension of planter soil**	**Depth of planter soil**
A	8 square metres (min. plan dimension 2.5 metres)	8 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre

		<table><tr><td>B</td><td>30 square metres (min. plan dimension 4.5 metres)</td><td>30 cubic metres (min. plan dimension of 4.5 metres)</td><td>1 metre</td></tr><tr><td>C</td><td>68 square metres (min. plan dimension 6.5 metres)</td><td>68 cubic metres (min. plan dimension of 6.5 metres)</td><td>1.5 metre</td></tr></table> Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent. **Table B7 - Tree types** <table><tr><th>Tree types</th><th>Minimum canopy diameter at maturity</th><th>Minimum height at maturity</th></tr><tr><td>A</td><td>4 metres</td><td>6 metres</td></tr><tr><td>B</td><td>8 metres</td><td>8 metres</td></tr><tr><td>C</td><td>12 metres</td><td>12 metres</td></tr></table> **Table B7.1 Minimum setback distance from the building** <table><tr><th>Tree type</th><th>Minimum setback distance</th></tr><tr><td>A</td><td>2 metres</td></tr><tr><td>B</td><td>4 metres</td></tr><tr><td>C</td><td>6 metres</td></tr></table> The minimum setback distance is measured from the tree trunk to the closest outer wall.	
Integrated water and stormwater management	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	Buildings are designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.	Minor changes to clarify non-potable dual pipe supply must be connected to end uses in the building.

Clause 55.07-5 Standard B39	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: ▪ Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). ▪ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	Where a non-potable dual pipe reticulated water supply is available from the water authority, buildings are connected to end uses including toilet, laundry and garden water supply. The stormwater management system is: ▪ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ▪ 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.	
Access Clause 55.07-6 Standard B40	Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Development must provide access for service, emergency and delivery vehicles.	Not applicable. Standard B40 – Access is proposed to be removed.	This standard has been consolidated with standard B14- Access to simplify assessment.
Noise impacts Clause 55.07-7 Standard B41	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table B8 should be designed and constructed to achieve the following noise levels: ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	Noise sources, such as mechanical plants are not located immediately opposite or adjacent to bedrooms of existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line-of-sight barrier to transmission of noise to relevant bedrooms. Dwellings within a noise influence area specified in Table B8 are designed and constructed to achieve the following noise levels: ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm A bedroom or living area of a dwelling is not required to meet the specified noise level if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land. If a proposed ground level private open space is located in a noise influence area specified in Table B8, a dwelling, residential building, or another solid structure that is at least 1.8 metres in height is located between the noise source and the private open space. **Table B8 Noise influence area**	The existing noise provision for apartments four storeys and less are retained in large part, with amendments to quantify or codify the provision, but retain the intent. The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads. An additional clause has been added to address attenuation of noise to private open space. Clauses relating to attenuating noise from internal sources has been removed as this is now adequately covered by the National Construction Code. These provisions have been reviewed with input from ARUP consulting and EPA Victoria. They are supported by an update to Planning Practice Note 83 that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers have been prepared showing all relevant road and rail corridors.

	Table B8 Noise influence area **Noise source** / **Noise influence area** **Zone interface** Industry — 300 metres from the Industrial 1, 2 and 3 zone boundary **Roads** Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume — 300 metres from the nearest trafficable lane **Noise source** / **Noise influence area** **Railways** Railway servicing passengers in Victoria — 80 metres from the centre of the nearest track Railway servicing freight outside Metropolitan Melbourne — 80 metres from the centre of the nearest track Railway servicing freight in Metropolitan Melbourne — 135 metres from the centre of the nearest track *Note: The noise influence area should be measured from the closest part of the building to the noise source.*	**Noise Source** / **Noise influence area** **Zone interface** Industry — 300 metres from the Industrial 1 and 2 zone boundary **Roads** Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network — 300 metres from the nearest trafficable lane **Railways** Railway servicing passengers in Victoria — 80 metres from the centre of the nearest track Railway serving freight outside Metropolitan Melbourne — 80 metres from the centre of the nearest track Railway servicing freight in Metropolitan Melbourne — 135 metres from the centre of the nearest track The noise influence area is measured from the noise source to the closest part of the development. Sections of roads and railway lines in tunnels are excluded.	
Accessibility Clause 55.07-8 Standard B42	At least 50 per cent of dwellings should have: ▪ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ▪ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main ▪ bedroom, an adaptable bathroom and the living area. ▪ 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 B9. **Table B9 Bathroom design** Door opening — Design option A: A clear 850mm wide door opening. — Design option B: A clear 820mm wide door opening located opposite the shower.	Not applicable. Standard B42 is proposed to be removed.	The National Construction Code addresses the design requirements included in the existing Standard B42.

<table>
<tr>
<td></td>
<td>
<table>
<tr><th></th><th>Design option A</th><th>Design option B</th></tr>
<tr><td>Door design</td><td>Either:
A slide door, or
A door that opens outwards, or
A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td><td>Either:
A slide door, or
A door that opens outwards, or
A door that opens inwards and has readily removable hinges.</td></tr>
<tr><td>Circulation area</td><td>A clear circulation area that is:
A minimum area of 1.2 metres by 1.2 metres.
Located in front of the shower and the toilet.
Clear of the toilet, basin and the door swing.
The circulation area for the toilet and shower can overlap.</td><td>A clear circulation area that is:
A minimum width of 1 metre.
The full length of the bathroom and a minimum length of 2.7 metres.
Clear of the toilet and basin.
The circulation area can include a shower area.</td></tr>
<tr><td>Path to circulation area</td><td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td><td>Not applicable.</td></tr>
<tr><td>Shower</td><td>A hobless (step-free) shower.</td><td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td></tr>
<tr><td>Toilet</td><td>A toilet located in the corner of the room.</td><td>A toilet located closest to the door opening and clear of the circulation area.</td></tr>
</table>
</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private open space
Clause 55.07-9
Standard B43</td>
<td>A dwelling should have private open space consisting of at least one of the following:
An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
A balcony with at least the area and dimensions specified in Table B10 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table B10 should be increased by at least 1.5 square metres.
An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.
Table B10 Balcony size
<table>
<tr><th>Orientation of dwelling</th><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr>
<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>
</table>
<table>
<tr><th>Orientation of dwelling</th><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></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>Any other orientation</td><td>Studio or 1 bedroom dwelling</td><td>8 square metres</td><td>1.8 metres</td></tr>
<tr><td></td><td>2 bedroom dwelling</td><td>8 square metres</td><td>2 metres</td></tr>
<tr><td></td><td>3 or more bedroom dwelling</td><td>12 square metres</td><td>2.4 metres</td></tr>
</table>
</td>
<td>Not applicable. Standard B43 is proposed to be removed.</td>
<td>Standard B28 - Private Open Space will apply to all development including apartment development.</td>
</tr>
</table>

<table>
<tr>
<td>Storage
Clause 55.05-6
Standard B44</td>
<td>Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B11.</td>
<td>Not applicable. Standard B30 – Storage is proposed to be removed.</td>
<td>To simplify the planning scheme all storage requirements are proposed to be included in Standard B30 – Storage.</td>
</tr>
<tr>
<td>Waste and recycling
Clause 55.07-11
Standard B45</td>
<td>Developments should include dedicated areas for:
▪ Waste and recycling enclosures which are:
– Adequate in size, durable, waterproof and blend in with the development.
– Adequately ventilated.
– Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
▪ Adequate facilities for bin washing. These areas should be adequately ventilated.
▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:
▪ Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).
▪ Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</td>
<td>A shared area for bin storage for use by each dwelling provides for:
▪ Food and garden organics.
▪ Mixed recycling.
▪ Glass recycling.
▪ Residual waste (general rubbish).

Areas for bin storage meet the minimum dimensions specified in Table B11.1.

Table B11.1 Bin storage area dimensions
<table>
<tr><th>Number of dwellings</th><th>Minimum shared storage area</th><th>Minimum depth</th><th>Minimum height</th></tr>
<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 colspan="3">0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area as specified in an approved waste management plan.</td></tr>
<tr><td>56 or more dwellings</td><td colspan="3">0.5 square metres per dwelling, in a shared waste storage area as specified in an approved waste management plan.</td></tr>
</table>
Enclosed areas for bin storage are ventilated by:
▪ natural ventilation openings to external air, with dimensions of openings to be at least 5 per cent of the area for bin storage; or
▪ a mechanical exhaust ventilation system.

Bin washing facilities, including a tap and a drain, are provided.

A tap or drain are provided to wash bins.

A continuous path of travel, free of steps and obstructions, is provided from each dwelling to areas for bin storage.

Signage is provided to direct residents to areas for bin storage and provide information about what material to place in which bin.</td>
<td>The existing waste and recycling provisions at clause 55.07-11 are retained in large part, with amendments to quantify or codify the provision, but retain the intent.

In addition, the waste materials storage allowances have been revised following review and site assessments by DEECA Waste.

A baseline minimum 5 square metres of bin space is needed to ensure enough bin storage space and bin access is provided for small to medium scale developments.

To simplify the standard, reference to design response requiring collection vehicles not needing to reverse into the site to collect waste bins (to reduce noise impacts on residents and neighbours) has been moved into an application requirement.</td>
</tr>
</table>

<table>
<tr><td></td><td></td><td>Internal storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres with convenient access to kitchen areas, is provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).</td><td></td></tr>
<tr><td>Functional layout
Clause 55.07-12
Standard B46</td><td>Bedrooms should:
Meet the minimum internal room dimensions specified in Table B12.
Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.
<table><tr><th colspan="3">Table B12 Bedroom Dimensions</th></tr><tr><td>Bedroom Type</td><td>Minimum Width</td><td>Minimum Depth</td></tr><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></table>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.<table><tr><th colspan="3">Table B13 Bedroom Dimensions</th></tr><tr><td>Dwelling Type</td><td>Minimum width</td><td>Minimum Area</td></tr><tr><td>Studio & 1 bedroom dwelling</td><td>3.3 metres</td><td>10sqm</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr></table></td><td>Bedrooms:
Meet the minimum internal room dimensions specified in Table B12.
Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.
Table B12 Bedroom dimensions<table><tr><th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr><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></table>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B13.Table B13 Living area dimensions<table><tr><th>Dwelling type</th><th>Minimum width</th><th>Minimum depth</th></tr><tr><td>Studio or 1 bedroom dwelling</td><td>3.3 metres</td><td>10 square metres</td></tr><tr><td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 square metres</td></tr></table></td><td>This standard will now apply to both clause 55 and 55.07 applications. This is in response to stakeholder feedback to ensure good internal amenity is provided to occupants.</td></tr>
<tr><td>Windows
Clause 55.07-14
Standard B48</td><td>Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:
A minimum width of 1.2 metres.
A maximum depth of 1.5 times the width, measured from the external surface of the window.</td><td>Not applicable. Standard B48 is proposed to be removed.</td><td>Incorporating the requirements into Standard B27 – Daylight to new windows simplifies the planning scheme.</td></tr>
<tr><td>Natural ventilation</td><td>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</td><td>Not applicable. Standard 49 is proposed to be removed.</td><td>Incorporating requirements into to Standard 30.4 – Natural ventilation.</td></tr>
</table>

Clause 55.07-15 Standard B49	At least 40 per cent of dwellings should provide effective cross ventilation that has: ▪ 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 area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.		
Building entry and circulation Clause 55.07-16 Standard B50	Entries to dwellings and buildings should: ▪ Be visible and easily identifiable. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: ▪ Clearly distinguish entrances to residential and non-residential areas. ▪ Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines.	Not applicable. Standard B50 is to be removed.	To simplify the assessment the requirements in the standard have been included within Standard B26 – Dwelling Entry.
Integration with the street Clause 55.07-17 Standard B51	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.	Not applicable. Standard B51 is proposed to be removed.	To simplify the assessment the requirements in the standard have been included within Standard B26 – Dwelling Entry.
Site services Clause 55.07-18 Standard B52	Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape. Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.	Not applicable. Standards B52 is proposed to be removed.	To simplify the assessment the requirements in the standard have been included within Standard B34 – Site Services.
External walls and materials 55.07-19 Standard B53	External walls should be finished with materials that: ▪ Do not easily deteriorate or stain. ▪ Weather well over time. ▪ Are resilient to the wear and tear from their intended use.	Not applicable. Standard B53 is proposed to be removed. replaced with Standard Design Detail.	Incorporating the requirements into Standard B31 – Design detail simplifies the planning scheme.

<table>
<tr><td></td><td>External wall design should facilitate safe and convenient access for maintenance.</td><td></td><td></td></tr>
<tr><td>Building separation
Clause 55.07-20
Standard B54
(new standard)</td><td>Not applicable</td><td>Within a site, buildings are separated by at least the following distances:
▪ by at least 6 metres up to 11 metres height,
▪ plus an additional 1.5 metre setback to each building for heights above 11 metres,
except where a building taller than 9 metres height, is located to the north of another building, in which case the buildings are separated by at least the following distances:
▪ 9 metres up to 11 metres of height,
▪ plus an additional 3 metres setback for heights above 11 metres to a north building, and an additional 1.5 metre setback for heights above 11 metres to any other building.
Sunblinds, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, heating or cooling equipment and other services may encroach not more than 0.5 metres into the side and rear setbacks.
Stairways, ramps, pergolas, shade sails, and carports may encroach into the side and rear setbacks.</td><td>The building separation within a site requirement seeks to provide opportunities for light, air and outlook whilst ensuring that there is appropriate visual separation between buildings. Based on the B17.2 side and rear setback standards, it was considered appropriate to apply a variable setback dimension that increases with the height of the building</td></tr>
<tr><td>Air pollution
Clause 55.07-21
Standard B55</td><td>NEW - ESD</td><td>A dwelling or residential building within an air pollution influence area specified in Table B14 provides:
▪ fixed air cleaning equipment to service all habitable rooms, incorporating high efficient particulate air (HEPA) filters or equivalent; or
▪ ducted mechanical ventilation for the supply of outdoor air in compliance with Australian Standard AS 1668.2 The use of ventilation and air condition in buildings and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling or residential building facing away from the air pollution source.
If within an air pollution influence area specified in Table B14, a dwelling, residential building or another solid structure that is at least 1.8 metres in height, is to be located between the air pollution source and any ground level private open space of a dwelling or residential building.
Table B14 Air pollution influence area
<table>
<tr><th>Air pollution source</th><th>Air pollution influence area</th></tr>
<tr><td colspan="2">Roads</td></tr>
<tr><td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume
Roads included in the Principal Freight Network</td><td>50 metres from the nearest trafficable lane</td></tr>
</table></td><td>The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.
This new clause responds to the commitment in the ESD Roadmap to ‘Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants’.
The new standard also responds to planning policy 13.06-1 Air quality management to “Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses” and related statements in the Victorian Air Quality Strategy.
These provisions have been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.
The approach has also been informed by major reviews by the WHO and EU on air pollution and children’s health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.</td></tr>
</table>

<table>
<tr>
<td></td>
<td></td>
<td>
<table>
<tr><th colspan="2">Railways</th></tr>
<tr><td>Railway servicing passengers or freight using diesel locomotives</td><td>50 metres from the centre of the nearest track</td></tr>
<tr><td>Rail stabling yards for diesel locomotives</td><td>300 metres from the centre of the nearest track</td></tr>
</table>
The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway line sin tunnels are excluded.
</td>
<td></td>
</tr>
</table>

54 ONE DWELLING ON A LOT OR A SMALL SECOND DWELLING ON A LOT

~~14/12/2023 VC253~~

Purpose

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

~~To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.~~

To facilitate residential development to support the accommodation needs of a growing and changing population.

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

To encourage residential development that is responsive to the site and the neighbourhood.

Application

The provisions of this clause apply to an application to:

- Construct a building or construct or carry out works associated with:
  - One dwelling on a lot,
  - A small second dwelling;
- Construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of a Neighbourhood Character Overlay;

in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

Application type	Applicable clauses
To construct or extend one dwelling on a lot.	All of Clause 54 except Clauses 54.03-7 and 54.03-8.
To construct or extend one dwelling on a lot and a small second dwelling.	All of Clause 54 except Clauses 54.02-2, 54.03-9, 54.05-3 and 54.06-2.

Operation

The provisions of this clause contain:

- **Objectives**. An objective describes the desired outcome to be achieved in the completed development.
- **Standards**. A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an

application for an alternative design solution meets the objective, the alternative design solution may be considered.

- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives. Decision guidelines must only be considered if a standard is not met.

Requirements

A development~~:~~

- Must meet all of the applicable objectives of this clause.
- ~~Should meet all of the applicable standards of this clause.~~

If a development meets a standard ~~A3, A4, A5, A6, A9, A9.1, A10, A11, A12, A13, A14, A15, A16, A17 or A20, it is deemed to meet~~ the objective for that standard is met.

~~Where standard A3, A4, A5, A6, A9, A9.1, A10, A11, A12, A13, A14, A15, A16, A17 or A20 is met the decision guidelines for that standard do not apply to the application.~~

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a permit is required under the overlay, or a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement 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 requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

Exemption from review

An application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all applicable standards are met.

54.01 ~~NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE~~APPLICATION REQUIREMENTS

~~16/01/2018~~
~~VC142~~

An application must be accompanied by:

- A ~~neighbourhood and site description~~site context plan.
- A design response.
- A landscape plan which includes the following information:
  - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made.

- Location and details of existing and proposed vegetation, including canopy trees.

- Location and details of the existing and proposed irrigation system.

54.01-1 **~~Neighbourhood and site description~~Site context plan**

~~16/01/2018~~
~~VC142~~

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

- ~~In relation to the neighbourhood:~~
  - ~~The built form, scale and character of surrounding development including front fencing.~~
  - ~~Architectural and roof styles.~~
  - ~~Any other notable features or characteristics of the neighbourhood.~~
- ~~In relation to the site:~~
  - ~~Site shape, size, orientation and easements.~~
  - ~~Levels of the site and the difference in levels between the site and surrounding properties.~~
  - ~~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 significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.~~
  - ~~Any contaminated soils and filled areas, where known.~~
  - ~~Views to and from the site.~~
  - ~~Street frontage features such as poles, street trees and kerb crossovers.~~
  - ~~Any other notable features or characteristics of the site.~~

The site context plan must include the following information about the site and its context:

- 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 private open space and habitable room windows of surrounding properties which have an outlook to the site within 6 metres.
- Solar access to the site and to surrounding properties.
- Off-site noise and air pollution sources.
- The location of any existing domestic solar energy system on the roofs of residential buildings or other domestic renewable energy system on surrounding properties.

If in the opinion of the responsible authority ~~a requirement of the neighbourhood and site description~~this requirement is not relevant to the evaluation of an application, ~~the responsible authority~~it may waive or reduce the requirement.

~~Satisfactory neighbourhood and site description~~

~~If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.~~

~~The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 and is satisfactory.~~

~~This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.~~

54.01-2 Design response

~~19/01/2006~~
~~VC37~~

~~The design response must explain how the proposed design:~~

- ~~Derives from and responds to the neighbourhood and site description.~~
- ~~Meets the objectives of Clause 54.~~
- ~~Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.~~

~~The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.~~

An application must be accompanied by correctly dimensioned plans and elevations which show:

- The proposed development in the context of the site, adjacent buildings, and private open space and habitable room windows of surrounding properties which have an outlook to the site within 6 metres.
- How the proposed development meets applicable standards.
- Any proposed alternative design solution to a standard.
- Responds to any neighbourhood character feature for the area identified in a local planning policy or a Neighbourhood Character Overlay.

An application that includes development that does not meet a standard must include a design response that explains how the alternative design solution meets the objective of the standard.

If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

~~54.02~~ ~~NEIGHBOURHOOD CHARACTER~~

~~19/01/2006~~
~~VC37~~

~~54.02-1~~ ~~Neighbourhood character objective~~

~~19/01/2006~~
~~VC37~~

~~To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.~~

~~To ensure that the design responds to the features of the site and the surrounding area.~~

~~Standard A1~~

~~The design response must be appropriate to the neighbourhood and the site.~~

~~The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant neighbourhood character objective, policy or statement set out in this scheme.~~
- ~~The neighbourhood and site description.~~
- ~~The design response.~~

~~54.02-2~~ ~~Integration with the street objective~~

~~19/01/2006~~
~~VC37~~

~~To integrate the layout of development with the street.~~

~~Standard A2~~

~~Dwellings should be oriented to front existing and proposed streets.~~

~~High fencing in front of dwellings should be avoided if practicable.~~

~~Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant neighbourhood character objective, policy or statement set out in this scheme.~~
- ~~The design response.~~

54.03 SITE LAYOUT AND BUILDING MASSING

15/07/2013

VC100

54.03-1 Street setback objective

~~20/01/2022~~
~~VC205~~

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3

Walls of buildings ~~should be~~are set back from streets:

- ~~A~~at least the distance specified in a schedule to the zone~~.~~; or
- ~~I~~if no distance is specified in a schedule to the zone, the distance specified in Table A1.

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.

Table A1 Street setback

Development context	Minimum setback from front street ~~(Metres)~~	Minimum setback from a side street ~~(Metres)~~
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or ~~9~~6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or ~~9~~6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.

- The siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining ~~vegetation~~a tree within the front setback.

54.03-2 Building height objective

~~22/09/2023~~
~~VC243~~

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard A4

The maximum building height ~~should~~does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height ~~should~~does not exceed ~~9 metres~~the height specified in Table A1.1, unless for a location where 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 for a width greater than 8 metres, in which case the maximum building height ~~should not exceed 10 metres~~at this location does not exceed the height specified in Table A1.1 by more than 1 metre.

Table A1.1 Building height

Zone	Height
Neighbourhood Residential Zone	9 metres
General Residential Zone Township Zone	11 metres
Residential Growth Zone Mixed Use Zone	13.5 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- ~~Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.~~
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.

- The visual impact of the building when viewed from the street and from adjoining properties.

54.03-3 Site coverage objective

~~15/07/2013~~
~~VC100~~

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard A5

The site area covered by buildings ~~should~~ does not exceed:

- ~~The~~the maximum site coverage specified in a schedule to the zone~~,~~; or
- ~~If~~if no maximum site coverage is specified in a schedule to the zone, ~~60 per cent~~the percentage specified in Table A1.2.

Standard A1.2 Site coverage

Zone	Area of site covered by buildings
Neighbourhood Residential Zone	60 per cent
General Residential Zone Township Zone	70 per cent
Residential Growth Zone Mixed Use Zone	80 per cent

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

54.03-4 Permeability objectives

~~15/07/2013~~
~~VC100~~

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Standard A6

The site area covered by ~~pervious~~ water -permeable surfaces ~~should be~~is at least:

- ~~The~~the minimum area specified in a schedule to the zone; or
- ~~If~~if no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

54.03-5 Energy efficiency protection objectives (REVISED ESD PROVISION)

~~14/12/2023~~
~~VC253~~

To achieve and protect energy efficient dwellings and small second dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard A7

~~Buildings should be:~~

- ~~Oriented to make appropriate use of solar energy.~~
- ~~Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.~~
- ~~Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.~~

~~Living areas and private open space should be located on the north side of the dwelling or small second dwelling, if practicable.~~

~~A dwelling or small second dwelling should be designed so that solar access to north-facing windows is maximised.~~

At least 25 per cent of the windows to the primary living area of the dwelling or small secondary dwelling are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The extent to which building orientation maximises solar access to north-facing living areas.
- The climate zone of the development.
- ~~The existing amount of solar access to abutting properties.~~
- ~~The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.~~
- ~~Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.~~
- ~~The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.~~
- The availability of solar access to north-facing windows on the site.

54.03-6 Significant trees objectives (REVISED ESD STANDARD)

~~19/01/2006~~
~~VC37~~

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

Standard A8

~~Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.~~

~~Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.~~

Development retains each existing significant tree, including significant trees removed from the site 12 months prior to the application being made.

All new canopy trees are:

- Consistent with a tree type specified in Table A1.3.
- Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table A1.4; or located in planters with the minimum volume, dimension and depth specified in Table A1.4.
- Provided root barriers located parallel to the walls of a new or existing building on the lot, opposite each tree for the length of the minimum canopy diameter as specified in Table A1.3.
- Outside the minimum setback distances specified in Table A1.5.

Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.

Water supply to the irrigation system is from either:

- if available, reticulated recycled water; or
- supplemented with rainwater from a tank.

Table A1.3 Canopy tree types

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.

Table A1.4 Soil requirements for trees

Tree type	Deep soil	Planter soil	Depth of planter soil
A	8 square metres (minimum plan dimension 2.5 metres)	8 cubic metres (minimum plan dimension 2.5 metres)	0.8 metre
B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre
C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres

Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.

Table A1.5 Minimum setback distance from a building

Tree type	Minimum setback distance from a building
A	2 metres
B	4 metres
C	6 metres

The minimum setback distance is measured from the tree trunk to the closest outer wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The site context and design response.
- ~~The health of any trees that were removed or are proposed to be removed.~~
- ~~Whether a tree was removed to gain a development advantage.~~
- The benefit of retaining existing canopy trees for the provision of canopy tree cover.
- The extent to which the existing and proposed trees contribute to a greener environment and reduce urban heat.
- The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.
- Whether the species of canopy tree is suited to the soil conditions of the site.
- The impact of proposed buildings on the health of existing and new canopy trees.
- The suitability of using passive irrigation for landscaped areas and canopy trees using stormwater or rainwater from a tank, with excess flows draining to a legal point of discharge.
- The availability of solar access to north facing windows on the site and any existing onsite rooftop solar energy system.

54.03-7 Building setback

~~14/12/2023~~
~~VC253~~

To ensure that small second dwellings are sited to respect the existing or preferred neighbourhood character.

Standard A9

Walls of a small second dwelling ~~should be~~ are set back behind the front wall of the existing dwelling on the lot, facing the frontage.

Porches, pergolas, verandahs, and eaves ~~should~~ do not encroach into the setback of this standard.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The visual impact of the building when viewed from the street and from adjoining properties.

54.03-8 Safety and accessibility

~~14/12/2023~~
~~VC253~~

To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.

Standard A9.1

A small second dwelling ~~should be~~is provided with a clear and unobstructed path from the frontage that:

- Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path ~~should have~~has a minimum width of at least 1.8 metres.
- Has a minimum clear height of at least 2 metres, with no encroachments.
- Has a gradient no steeper than 1 in 14.
- Has a cross fall no steeper than 1 in 40.
- Is sealed or has an all-weather access.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The safety and accessibility of the small second dwelling.

54.03-9 Access objective (NEW ESD PROVISION)

To ensure the design of vehicle crossovers maximises solar access.

Standard A9.2

The location of crossovers and accessways align with the northern lot boundary for lots where the long axis of the lot is within the range east 45 degrees north to east 45 degrees south.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, shape and orientation of the lot to the street and the sun.
- The availability of solar access to the north-facing living areas and windows on the site.

54.04 AMENITY IMPACTS

10/12/2013
VC99

54.04-1 Side and rear setbacks objective

~~14/12/2023~~
~~VC253~~

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard A10

A new building not on or within 200mm of a boundary ~~should be~~is set back from side or rear boundaries:

- ~~At~~at least the distance specified in a schedule to the zone~~.~~; or
- ~~If~~if no distance is specified in a schedule to the zone, ~~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~~in accordance with standard A10.1 or A10.2 below.

This standard is only met if the building is setback in accordance with either standard A10.1 or A10.2, not both standards.

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 ~~setbacks of this standard~~side and rear setbacks.

Landings having 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 ~~setbacks of this standard~~side and rear setbacks.

This standard applies to side and rear boundaries to a lane.

Standard A10.1

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.

Standard A10.2

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.

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.

Diagram A1 Side and rear setbacks (Standard A10.1)

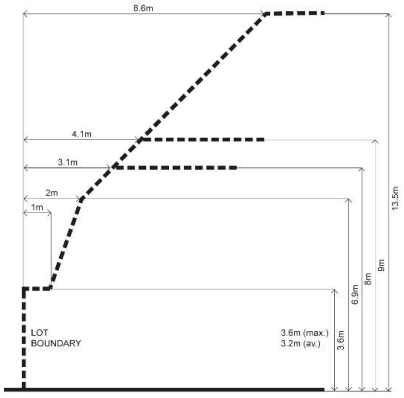
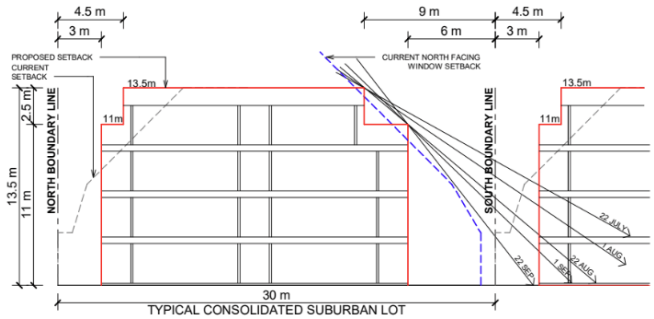


Diagram A1.1 Side and rear setbacks (Standard A10.2)



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and ~~secluded~~ private open space of existing dwellings or small second dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

54.04-2 Walls on boundaries objective

~~14/12/2023~~
~~VC253~~

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard A11

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 ~~should not~~may abut the boundary:

- ~~For~~for a length more than the distance specified in a schedule to the zone; or
- ~~If~~if no distance is specified in a schedule to the zone, ~~for a length of more than~~the length does not exceed the greater of the following distances:

  ~~10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or~~

  ~~Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.~~

  - 15 metres.

  - 50 per cent of the boundary length.

- The length of an existing or simultaneously constructed boundary wall on an abutting lot.

A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres.

A new wall or carport may fully abut a side or rear boundary where the 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.

~~A building on a boundary includes a building set back up to 200mm from a boundary.~~

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 ~~should~~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.~~:

- 3.6 metres; or
- the height of an existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- ~~The extent to which walls on boundaries are part of the neighbourhood character.~~
- The visual impact of the building when viewed from adjoining properties.
- The impact on the amenity of existing dwellings or small second dwellings.
- ~~The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.~~
- ~~The orientation of the boundary that the wall is being built on.~~
- ~~The width of the lot.~~
- ~~The extent to which the slope and retaining walls or fences reduce the effective height of the wall.~~
- ~~Whether the wall abuts a side or rear lane.~~
- ~~The need to increase the wall height to screen a box gutter.~~

54.04-3 Daylight to existing windows objective

~~14/12/2023~~
~~VC253~~

To allow adequate daylight into existing habitable room windows.

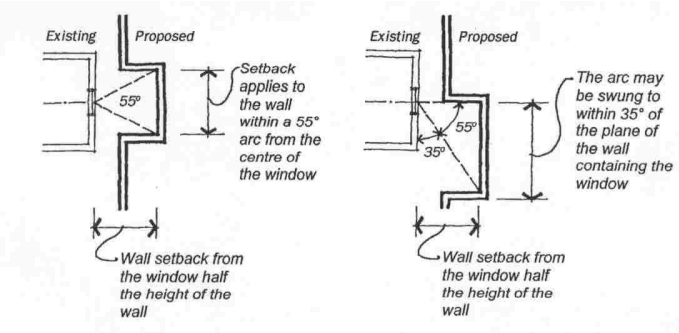
Standard A12

Buildings opposite an existing habitable room window ~~should~~ provide ~~for a light court~~an area clear to the sky 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 should beare 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 A2 Daylight to existing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling or small second dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings or small second dwellings.

54.04-4 North-facing windows objective

~~14/12/2023~~
~~VC253~~

To allow adequate solar access to existing north-facing habitable room windows.

Standard A13

~~If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.~~

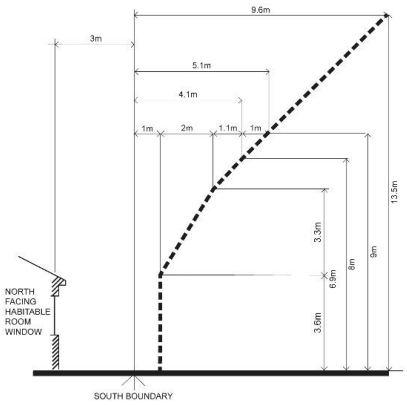
Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- 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 buildings that meet the Standard A10.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window.

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.

Diagram A3 North-facing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling.
- The impact on the amenity of existing dwellings or small second dwellings.

54.04-5 Overshadowing open space objective

~~14/12/2023~~
~~VC253~~

To ensure buildings do not unreasonably overshadow existing ~~secluded~~ private open space of dwellings or small second dwellings.

Standard A14

~~Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the~~

~~lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.~~

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

The area of 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.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings or small second dwellings.
- Existing sunlight penetration to the ~~secluded~~ private open space of the existing dwelling or small second dwellings.
- The time of day that sunlight is available to the ~~secluded~~ private open space of the existing dwelling or small second dwellings.
- The effect of a reduction in sunlight on the existing use of the ~~secluded~~ private open space.

54.04-6 Overlooking objective

~~14/12/2023~~
~~VC253~~

To limit views into existing secluded private open space and habitable room windows.

Standard A15

~~A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling or small second dwelling within a horizontal distance of 9metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be 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.~~

~~A habitable room window, balcony, terrace, deck or patio 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 should be either:~~

- ~~Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or~~
- ~~Have sill heights of at least 1.7 metres above floor level, or~~
- ~~Have obscure glazing in any part of the window below 1.7 metres above floor level, or~~

~~▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.~~

~~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.~~
~~Screens used to obscure a view should be:~~

~~▪ 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.~~

~~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.~~

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres:

- is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or
- has a sill height of at least 1.5 metres above floor level; or
- has a visually obscure balustrade to at least 1.5 metres above floor level; or
- has external screens to at least 1.5 metres above floor level; or
- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

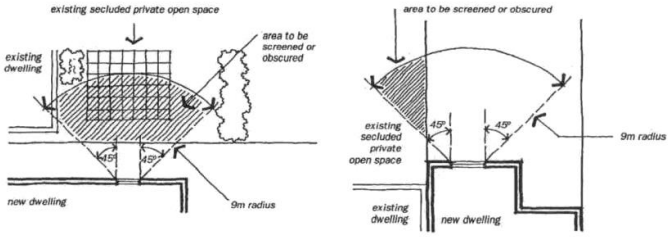
Direct views are measured at a height of 1.5 metres above floor level and within:

- a 45 degree horizontal angle from the edge of the new window or balcony, and
- a 45 degree angle in the downward direction.

Screens provided for overlooking must be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

This standard does not apply where a direct view is obstructed by a wall or fence.

Diagram A4 Overlooking open space



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.
- The internal daylight to and amenity of the proposed dwelling or small second dwelling.

54.04-7 Overshadowing domestic solar energy systems objective (NEW ESD PROVISION)

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 in the Township Zone, General Residential Zone or Neighbourhood Residential Zone.

Standard A15.1

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 is 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.

Existing domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing.

54.04-8 Noise impacts objective (NEW ESD PROVISION)

To protect residents from noise from industry and the transport system.

Standard A15.2

A dwelling or small second dwelling in a noise influence area specified in Table A1.6 is designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm.

A bedroom or living area of a dwelling does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.

If a proposed ground level private open space is located in a noise influence area specified in Table A1.6, the dwelling, small second dwelling or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space.

Table A1.6 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1 and 2 zone boundary
Roads	
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track

The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the impact of potential noise sources has been mitigated through location, orientation and design, including internal layout.
- The location of habitable rooms and secluded private open space in relation to the noise source.
- Whether a standard design treatment for acoustic attenuation can be incorporated into the dwelling, or an acoustic report prepared by a suitably qualified specialist submitted with the application, demonstrates that the specified noise levels can be achieved.
- Whether a physical barrier is provided between the dwelling and the noise source.
- The suitability of the physical barrier in mitigating the impact from the noise source.

54.04-9 Air pollution objective (NEW ESD PROVISION)

To protect residents from air pollution from the transport system.

Standard A15.3

A dwelling or small second dwelling in an air pollution influence area specified in Table A1.7 provides:

- fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or
- ducted mechanical ventilation for the supply of outdoor air in compliance with Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings, and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling facing away from the air pollution source.

If in an air pollution influence area specified in Table A1.7, the dwelling, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and the ground level private open space of the dwelling.

Table A1.7 Air pollution influence area

Air pollution source	Air pollution influence area
Roads	
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	50 metres from the nearest trafficable lane
Railways	
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track

The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the impact of potential air pollution sources has been mitigated through location, siting and design.
- The location of habitable rooms and secluded private open space in relation to the external air pollution source.
- Whether building air intakes and openable windows of habitable rooms are located on the side of the dwelling facing away from the air pollution source.
- Whether incoming outdoor air is filtered to a minimum efficiency reporting value (MERV) 11 or equivalent.

- Whether a solid or other physical barrier is located between the dwelling and the air pollution source.
- The suitability of the physical barrier in mitigating the impact from the air pollution source.

54.05 ON-SITE AMENITY AND FACILITIES

15/07/2013
VC100

54.05-1 Daylight to new windows objective

~~19/01/2006~~
~~VC37~~

To allow adequate daylight into new habitable room windows.

Standard A16

~~A window in a habitable room should be located to face:~~

- ~~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.~~

Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table A1.8.

Table A1.8 Light court or outdoor space used by a dwelling

Wall height to the light court or outdoor space	Minimum dimension from the habitable room window or balcony	Minimum area
3.6 metres or less	1 metre	3 square metres
6.9 metres or less	2 metres	6 square metres
13.5 metres or less	3 metres	9 square metres

In this standard, the dimension and area of a light court or outdoor space:

- Does not include land on an adjoining lot.
- May include either:
  - a verandah or balcony, if it is open for at least one third of its perimeter; or
  - a carport, if it has two or more open sides and is open for at least one third of its perimeter.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:

- a minimum width of 1.2 metres; and

- a maximum depth of 1.5 times the width, measured from the external surface of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

54.05-2 Private open space objective

~~14/12/2023~~
~~VC253~~

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17

A dwelling ~~should have~~has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling ~~should have~~has private open space with convenient access from a living room consisting of ~~an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.~~:

- an area at ground level of at least 25 square metres with a minimum dimension of 3 metres; or
- an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres; or
- a balcony with at least the area and dimensions specified in Table A1.9; or
- an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres.

Table A1.9 Private open space for a balcony

Dwelling Type	Minimum dimension	Minimum area
Studio or 1 bedroom dwelling	1.8 metres	8 square metres
2 bedroom dwelling	2 metres	8 square metres
3 or more bedroom dwelling	2.4 metres	12 square metres

A dwelling with a small second dwelling on the same lot ~~should have~~has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot ~~should have secluded~~has private open space consisting of an area of 25 square metres

and a minimum dimension of 3 metres ~~at the side or rear of the dwelling~~ with convenient access from a living room.

A small second dwelling ~~should have a secluded~~has private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.

All dwellings and small second dwellings have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9 am and 3 pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade.

If a cooling or heating unit is located on a balcony the required area is increased by 1.5 square metres.

An area for clothes drying is provided within the private open space. **(NEW ESD REQUIREMENT)**

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

~~**54.05-3**~~
~~19/01/2006~~
~~VC37~~

~~**Solar access to open space objective**~~

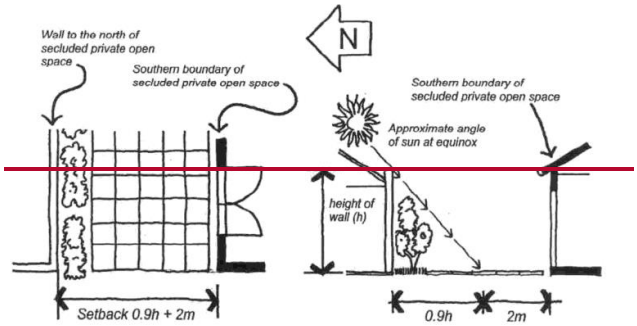
~~To allow solar access into the secluded private open space of a new dwelling.~~

~~**Standard A18**~~

~~The private open space should be located on the north side of the dwelling, if practicable.~~

~~The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.~~

~~**Diagram A5 Solar access to open space**~~



~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The design response.~~
- ~~The useability and amenity of the secluded private open space based on the sunlight it will receive.~~

54.05-4 Solar access to new windows objectives (NEW ESD PROVISION)

To ensure windows are designed to optimise solar access and thermal comfort.

To encourage external shading of windows to minimise summer heat gain.

Standard A18.1

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.

An eave is to extend horizontally beyond the top sides of north facing windows by at least half the depth of the eave.

East and west facing windows are to be shaded by adjustable external blinds, awnings or pergolas with deciduous vines.

External structures located within 5.5 metres of the primary north facing living area do not have a solid roof that blocks solar access in winter.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the lot.
- The type and useability of external solar shading devices, including alternative design responses.
- Use of alternative building technologies that equivalent or better energy efficacy outcomes.
- The impact from any external covered structures on solar access to living areas.
- The climate zone.

54.05-5 Rooftop solar energy generation area objective (NEW ESD PROVISION)

To enable the future installation of efficient rooftop solar energy systems.

Standard A18.2

In this standard, ***rooftop solar energy area*** means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

A rooftop solar energy area is provided for each dwelling which:

- Has a minimum dimension of 1.7 metres.

- Has a minimum area in accordance with Table A1.10
- Is orientated north, west or east.
- Is positioned on the roofline.
- Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure.

Table A1.10 Minimum rooftop solar energy generation area

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the building.
- The availability of solar access to the rooftop.
- The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.

54.05-6 Natural ventilation objectives (NEW ESD PROVISION)

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard A18.3

Dwellings and small second dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.

- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation and layout of the dwelling maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and site context.

54.06 DETAILED DESIGN

15/07/2013
VC100

54.06-1 Design detail objective

~~19/01/2006~~
~~VC37~~

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard A19

~~The design of buildings, including:~~

- ~~Facade articulation and detailing,~~
- ~~Window and door proportions,~~
- ~~Roof form, and~~
- ~~Verandahs, eaves and parapets,~~

~~should respect the existing or preferred neighbourhood character.~~

~~Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.~~

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

- Passive surveillance is provided in the form of a direct view from a balcony or a habitable room window.
- The building's mass is articulated as follows:
  - Any wall with a length of more than 15 metres is blank.
  - A wall with a length of more than 30 metres has a variation in its alignment.
  - 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres.
- The roofline is not flat for longer than 30 metres without variation.
- Articulation of materials provides:
  - any facade with a length of more than 10 metres includes a minimum of two materials; and
  - no material is used for more than 75 per cent of the façade; and

- areas of glass for windows are not included in this calculation.

- Articulation provides three or more of the following:
  - Eaves that project from the building's façade by at least 0.5 metres.
  - Sunhoods, sunshades, fins, sun awnings.
  - Pergolas, roofed porches, verandahs, entry awnings.
  - Balconies.
  - Decorative balustrades, screens, fences, or fenestration.
  - Materials with expressed texture that can cast visually prominent shadows.
  - Prominent visual contrast that includes a prominent change of material or colour.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- ~~The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.~~
- ~~Whether the design is innovative and of a high architectural standard.~~

54.06-2 Front fences objective

~~22/09/2023~~
~~VC243~~

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20

A front fence within 3 metres of a street ~~should~~does not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

Table A2 Maximum front fence height

Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent
Streets in a Transport Zone 2	2 metres	1.8 metres
Other streets	1.5 metres	1.2 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

54.06-3 Waste and recycling objective (NEW ESD PROVISION)

To ensure that waste and recycling storage areas are adequate and accessible.

Standard A21

An area for bin storage provides for the following:

- Food and garden organics.
- Mixed recycling.
- Glass recycling.
- Residual waste (general rubbish).

The area for bin storage has a minimum area of 1.8 square metres and minimum dimensions of 0.8 metres in depth and 1.8 metres in height.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The frequency of kerbside collection services.
- The functionality and accessibility of waste and recycling facilities.

55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

~~22/09/2023 VC243~~

Purpose

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

~~To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.~~

To facilitate residential development to support the accommodation needs of a growing and changing population.

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

To encourage residential development that is responsive to the site and the neighbourhood.

Application

Provisions in this clause apply to an application to:

- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,

in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

Application type	Applicable clauses
To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development), or To construct or extend a residential building.	All of Clause 55 except Clause 55.07-1 to ~~55.07-19~~55.07-21 (inclusive).
To construct or extend an apartment development, or To construct or extend a dwelling in or forming part of an apartment development.	All of Clause 55 except Clause 55.03-5, ~~Clause 55.03-6,~~ Clause 55.03-8, Clause 55.04-8, Clause 55.04-9, Clause 55.04-10, ~~Clause 55.05-1,~~ Clause 55.05-2, ~~and Clause 55.05-6~~ Clause 55.05-9 and 55.06-5.

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

Operation

VICTORIA PLANNING PROVISIONS

The provisions of this clause contain:

- **Objectives**. An objective describes the desired outcome to be achieved in the completed development.
- **Standards**. A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives. Decision guidelines must only be considered if a standard is not met.

Requirements

A development~~:~~

- ~~Must~~must meet all of the applicable objectives of this clause.
- ~~Should meet all of the applicable standards of this clause.~~

If a development meets a standard ~~B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet~~ the objective for that standard is met.

~~Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.~~

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement 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 requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement 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 requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Exemption from review

An application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all applicable standards are met.

Transitional provisions

Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:

- An application for a planning permit lodged before that date.

- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

55.01 ~~NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE~~APPLICATION REQUIREMENTS

~~16/01/2018~~
~~VC142~~

An application must be accompanied by:

- A ~~neighbourhood and site description~~site context plan.
- A design response.
- A landscape plan which includes the following information:
  - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made.
  - Location and details of existing and proposed vegetation, including canopy trees.
  - Location and details of the existing and proposed irrigation system. **(NEW ESD APPLICATION REQUIREMENT)**
- A waste management plan which explains:
  - Details waste and recyclable materials storage, access and collection design prepared generally in accordance with the waste management plan checklist and template specified in *Waste management and recycling in multi-unit developments* (Sustainability Victoria, 2019).
  - Where collection from the street is not feasible, how waste and recycling collection vehicles can access and egress the site without needing to reverse. **(NEW ESD APPLICATION REQUIREMENT)**

55.01-1 ~~Neighbourhood and site description~~Site context plan

~~16/01/2018~~
~~VC142~~

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

- ~~In relation to the neighbourhood:~~
  - ~~The pattern of development of the neighbourhood.~~
  - ~~The built form, scale and character of surrounding development including front fencing.~~
  - ~~Architectural and roof styles.~~
  - ~~Any other notable features or characteristics of the neighbourhood.~~
- ~~In relation to the site:~~
  - ~~Site shape, size, orientation and easements.~~
  - ~~Levels of the site and the difference in levels between the site and surrounding properties.~~

~~- 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 significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.~~

~~- Any contaminated soils and filled areas, where known.~~

~~- Views to and from the site.~~

~~- Street frontage features such as poles, street trees and kerb crossovers.~~

~~- The location of local shops, public transport services and public open spaces within walking distance.~~

~~- Any other notable features or characteristics of the site.~~

The site context plan must include the following information about the site and its context:

- 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 private open space and habitable room windows of surrounding properties which have an outlook to the site.
- Solar access to the site and to surrounding properties.
- Off-site noise and air pollution sources.
- The location of any existing domestic solar energy system on the roofs of dwellings, residential buildings and apartment developments on surrounding properties.

If in the opinion of the responsible authority ~~a requirement of the neighbourhood and site description~~this requirement is not relevant to the evaluation of an application, ~~the responsible authority~~it may waive or reduce the requirement.

~~Satisfactory neighbourhood and site description~~

~~If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.~~

~~The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.~~

~~This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.~~

55.01-2 Design response

~~20/12/2021~~
~~VC174~~

~~The design response must explain how the proposed design:~~

- ~~Derives from and responds to the neighbourhood and site description.~~
- ~~Meets the objectives of Clause 55.~~
- ~~Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.~~

~~If the application is for an apartment development, the design response must explain how the proposed design selects materials and finishes for the external walls.~~

~~The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.~~

An application must be accompanied by correctly dimensioned plans and elevations which show:

- The proposed development in the context of the site, adjacent buildings, and private open space and habitable room windows of surrounding properties which have an outlook to the site within 6 metres.
- Location of site facilities, including air conditioning units, water metres and gas metres.
- How the proposed development meets applicable standards.
- Any proposed alternative design to a standard.
- Responds to any neighbourhood character feature for the area identified in a local planning policy or a Neighbourhood Character Overlay.

An application for a development that does not meet a standard, must include a design response that explains how the alternative design solution meets the objective for that standard.

If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

55.02 ~~NEIGHBOURHOOD CHARACTER~~DWELLING DIVERSITY

~~31/07/2018~~
~~VC148~~

~~55.02-1 Neighbourhood character objective~~

~~19/01/2006~~
~~VC37~~

~~To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.~~

~~To ensure that the design responds to the features of the site and the surrounding area.~~

~~**Standard B1**~~

~~The design response must be appropriate to the neighbourhood and the site.~~

~~The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.~~

~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant neighbourhood character objective, policy or statement set out in this scheme.~~
- ~~The neighbourhood and site description.~~
- ~~The design response.~~

~~55.02-2~~ ~~Residential policy objectives~~

~~11/04/2019~~
~~VC156~~

~~To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.~~

~~To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.~~

~~**Standard B2**~~

~~An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.~~

~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The Municipal Planning Strategy and the Planning Policy Framework.~~
- ~~The design response.~~

55.02-3 Dwelling diversity objective

~~19/01/2006~~
~~VC37~~

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3

Developments of ten or more dwellings ~~should provide a range of dwelling sizes and types, including~~include at least:

- ~~Dwellings with a different number of bedrooms.~~
- ~~At least one~~One dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.
- 10 per cent of dwellings with 1 bedroom.

- 10 per cent of dwellings with 2 bedrooms.
- 5 per cent of dwellings with 3 bedrooms.

If in calculating the number of dwellings the result is not a whole number, the required number of dwellings is to be rounded down to the nearest whole number.

Decision guidelines

Before deciding on an application, the responsible authority must consider whether the development provides a range of dwelling sizes and number of bedrooms.

~~55.02-4~~ ~~Infrastructure objectives~~

~~01/01/2024~~
~~VC250~~

~~To ensure development is provided with appropriate utility services and infrastructure.~~

~~To ensure development does not unreasonably overload the capacity of utility services and infrastructure.~~

~~Standard B4~~

~~Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.~~

~~Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.~~

~~In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The capacity of the existing infrastructure.~~
- ~~In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.~~
- ~~If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.~~

~~55.02-5~~ ~~Integration with the street objective~~

~~19/01/2006~~
~~VC37~~

~~To integrate the layout of development with the street.~~

~~Standard B5~~

~~Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.~~

~~Development should be oriented to front existing and proposed streets.~~

~~High fencing in front of dwellings should be avoided if practicable.~~

~~Development next to existing public open space should be laid out to complement the open space.~~

~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant neighbourhood character objective, policy or statement set out in this scheme.~~
- ~~The design response.~~

55.03 SITE LAYOUT AND BUILDING MASSING

31/07/2018
VC148

55.03-1 Street setback objective

~~20~~/01/2022
~~VC205~~

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

Walls of buildings ~~should be~~ are set back from streets:

- ~~At~~at least the distance specified in a schedule to the zone~~.~~; or
- ~~If~~if no distance is specified in a schedule to the zone, the distance specified in Table B1.

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.

Table B1 Street setback

Development context	Minimum setback from front street ~~(Metres)~~	Minimum setback from a side street ~~(Metres)~~
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or ~~9~~6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the	The same distance as the setback of the front wall of any existing building on the abutting allotment

	front street or ~~9~~6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	facing the side street or 2 metres, whichever is the lesser.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining ~~vegetation~~a tree within the front setback.

55.03-2 Building height objective

~~22/09/2023~~
~~VC243~~

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

The maximum building height ~~should~~does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height ~~should~~does not exceed ~~9 metres~~the height specified in Table B1.1, unless for a location where 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 for a width greater than 8 metres, in which case the maximum building height ~~should not exceed 10 metres~~at this location does not exceed the height specified in Table B1.1 by more than 1 metre.

Table B1.1 Building height

Zone	Height
Neighbourhood Residential Zone	9 metres
General Residential Zone Township Zone	11 metres

Residential Growth Zone Mixed Use Zone	13.5 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- ~~Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.~~
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

55.03-3 Site coverage objective

~~15/07/2013 VC100~~

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8

The site area covered by buildings ~~should~~ does not exceed:

- ~~The~~the maximum site coverage specified in a schedule to the zone~~.~~; or
- ~~If~~if no maximum site coverage is specified in a schedule to the zone, ~~60 per cent~~the percentage specified in Table B1.2.

Standard B1.2 Site coverage

Zone	Area of site covered by buildings
Neighbourhood Residential Zone	60 per cent
General Residential Zone Township Zone	70 per cent
Residential Growth Zone Mixed Use Zone	80 per cent

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.

- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

55.03-4 Permeability and stormwater management objectives

~~26/10/2018~~
~~VC154~~

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Standard B9

The site area covered by water ~~pervious~~ permeable surfaces ~~should be~~is at least:

- ~~The~~the minimum area specified in a schedule to the zone~~.~~; or
- ~~If~~if no minimum area is specified in a schedule to the zone, 20 per cent of the site.

The stormwater management system ~~should be~~is designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- ~~Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.~~
- 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. **(NEW ESD REQUIREMENT)**

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- Whether the alternative design solution can meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

~~55.03-5~~ Energy efficiency objectives (REVISED ESD PROVISION)

~~14/12/2023~~
~~VC253~~

To achieve and protect energy efficient dwellings and small second dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard B10

~~Buildings should be:~~

- ~~Oriented to make appropriate use of solar energy.~~
- ~~Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.~~
- ~~Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.~~

~~Living areas and private open space should be located on the north side of the development, if practicable.~~

~~Developments should be designed so that solar access to north-facing windows is maximised.~~

At least 25 per cent of the windows to the primary living area of the dwelling or residential building are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The extent to which building orientation maximises solar access to north-facing living areas.
- The climate zone of the development.
- ~~The existing amount of solar access to abutting properties.~~
- ~~The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.~~
- ~~Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.~~
- ~~The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.~~
- The availability of solar access to north-facing windows on the site.

~~55.03-6 Open space objective~~

~~31/07/2018~~
~~VC148~~

~~To integrate the layout of development with any public and communal open space provided in or adjacent to the development.~~

~~**Standard B11**~~

~~If any public or communal open space is provided on site, it should:~~

- ~~Be substantially fronted by dwellings, where appropriate.~~
- ~~Provide outlook for as many dwellings as practicable.~~
- ~~Be designed to protect any natural features on the site.~~
- ~~Be accessible and useable.~~

~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.~~
- ~~The design response.~~

~~55.03-7~~ ~~Safety objective~~

~~19/01/2006~~
~~VC37~~

~~To ensure the layout of development provides for the safety and security of residents and property.~~

~~**Standard B12**~~

~~Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.~~

~~Planting which creates unsafe spaces along streets and accessways should be avoided.~~

~~Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.~~

~~Private spaces within developments should be protected from inappropriate use as public thoroughfares.~~

~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider the design response.~~

55.03-8 Landscaping objectives (REVISED ESD STANDARD)

~~31/07/2018~~
~~VC148~~

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Standard B13

~~The landscape layout and design should:~~

- ~~Protect any predominant landscape features of the neighbourhood.~~
- ~~Take into account the soil type and drainage patterns of the site.~~
- ~~Allow for intended vegetation growth and structural protection of buildings.~~
- ~~In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.~~
- ~~Provide a safe, attractive and functional environment for residents.~~

~~Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.~~

~~Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.~~

~~The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.~~

Development retains each existing:

- Significant tree, including any significant tree removed from the site 12 months prior to the application being made.
- Canopy tree of at least 5 metres in height and with a trunk circumference of 0.5 metres measured at 1.4 metres above ground level, and is not a significant tree.

Where retained trees provide a canopy cover area of at least 10 per cent of the site area or 12 square metres, whichever is the greater, all other remaining canopy trees that are not significant trees may be removed.

All new canopy trees are:

- Consistent with a tree type specified in Table B1.3.
- Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table B1.4; or located in planters with the minimum volume, dimension and depth specified in Table B1.4.
- Provided root barriers located parallel to the walls of a new and existing building on the lot, opposite each tree for the length of the minimum canopy diameter specified in Table B1.3.
- Outside the minimum setback distances specified in Table B1.5.

Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.

Water supply to the irrigation system is from either:

- if available, reticulated recycled water; or
- supplemented with rainwater from a tank.

Development ~~should~~ meets any additional landscape requirements specified in a schedule to the zone.

Table B1.3 Tree types

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.

Table B1.4 Soil requirements for trees

Tree type	Deep soil	Planter soil	Depth of planter soil
A	8 square metres (minimum plan dimension 2.5 metres)	8 cubic metres (minimum plan dimension 2.5 metres)	0.8 metre
B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre
C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres

Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.

Table B1.5 Minimum setback distance from a building

Tree type	Minimum setback distance from a building
A	2 metres
B	4 metres
C	6 metres

The minimum setback distance is measured from the tree trunk to the closest outer wall.

If two tree types apply to a tree, the more restrictive requirement applies.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework.
- The site context and design response.
- ~~The location and size of gardens and the predominant plant types in the neighbourhood.~~
- ~~The health of any trees to be removed.~~
- ~~Whether a tree was removed to gain a development advantage.~~
- The extent to which the existing and proposed trees contribute to a greener environment and reduce urban heat.
- Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover.
- The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.
- Whether the species of canopy tree is suited to the soil conditions of the site.
- The impact of proposed buildings on the health of existing and new canopy trees.
- Whether trees and landscaping are supported by irrigation systems which utilise alternative water sources.
- Whether passive irrigation of landscaped areas and canopy trees using stormwater or rainwater from a tank, can provide a suitable alternative where an irrigation system is not practicable.
- The availability of solar access to north facing windows on the site and any existing onsite rooftop solar energy system.
- Any landscaping or design measures to allow for the structural protection of buildings.

55.03-9 Access objective

~~20/01/2022 VC205~~

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14

The width of accessways or car spaces ~~should~~ except to a rear lane, does not exceed:

- 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~~, 40 per cent of the street frontage~~.

No more than one ~~single width~~ crossover ~~should be~~is provided for each dwelling fronting a street.

~~The location of crossovers should maximise the retention of on-street car parking spaces.~~

The number of access points to a road in a Transport Zone ~~2~~1, Transport Zone 2 or a Transport Zone 3 ~~should be minimised~~is not increased. The location of crossovers does not require the removal of a street tree.

~~Developments must provide for access for service, emergency and delivery vehicles.~~

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres; or
- if there is a 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.

This standard does not apply if the accessway or car park is used exclusively by the resident of the building with the habitable room.

Garages are setback by at least 0.5 metres behind the front wall of the dwelling, facing the frontage.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- ~~The impact on the neighbourhood character.~~
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

~~55.03-10~~ ~~Parking location objectives~~

~~19/04/2013 VC95~~

~~To provide convenient parking for resident and visitor vehicles.~~

~~To protect residents from vehicular noise within developments.~~

~~Standard B15~~

~~Car parking facilities should:~~

- ~~Be reasonably close and convenient to dwellings and residential buildings.~~
- ~~Be secure.~~
- ~~Be well ventilated if enclosed.~~

~~Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.~~

~~**Decision guideline**~~

~~Before deciding on an application, the responsible authority must consider the design response.~~

55.04 AMENITY IMPACTS

10/12/2013
VC99

55.04-1 Side and rear setbacks objective

~~14/12/2023~~
~~VC253~~

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B17

A new building not on or within 200mm of a boundary ~~should be~~is set back from side or rear boundaries:

- ~~A~~at least the distance specified in a schedule to the zone; or
- ~~I~~if no distance is specified in a schedule to the zone, in accordance with standard B17.1 or B17.2 below.

This standard is only met if the building is setback in accordance with either standard B17.1 or B17.2, not both standards.

Standard B17.1

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.

Standard B17.2

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.

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.

For this standard a south boundary is a boundary that is to the south of the new building.

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 ~~setbacks of this standard~~side and rear setbacks.

Landings having 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 ~~setbacks of this standard~~side and rear setbacks.

Diagram B1 Side and rear setbacks (Standard B17.1)

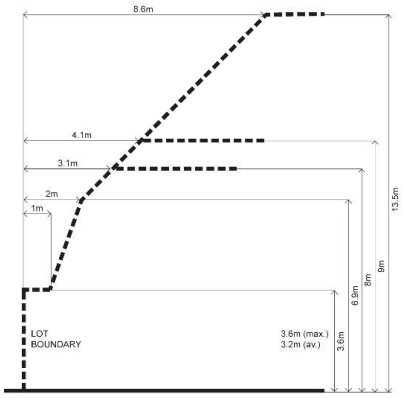
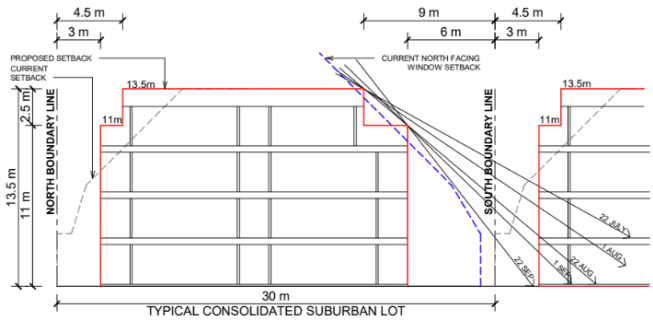


Diagram B1.1 Side and rear setbacks (Standard B17.2)



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and ~~secluded~~ private open space of existing dwellings or small second dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

55.04-2 Walls on boundaries objective

~~14/12/2023~~
~~VC253~~

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B18

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 ~~should not~~ may abut the boundary:

- ~~For~~for a length of the distance specified in a schedule to the zone; or
- ~~If~~if no distance is specified in a schedule to the zone, ~~for a length of more than~~the length does not exceed the greater of the following distances:
  - ~~10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or~~
  - ~~Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.~~
  - 15 metres.
  - 50 per cent of the boundary length.
  - the length of an existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres.

A new wall or carport may fully abut a side or rear boundary where the 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.

~~A building on a boundary includes a building set back up to 200mm from a boundary.~~

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 ~~should~~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.~~:

- 3.6 metres; or
- the height of an existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- ~~The extent to which walls on boundaries are part of the neighbourhood character.~~
- The visual impact of the building when viewed from adjoining properties.
- The impact on the amenity of existing dwellings or small second dwellings.
- ~~The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.~~
- ~~The orientation of the boundary that the wall is being built on.~~

~~- The width of the lot.~~

~~- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.~~

~~- Whether the wall abuts a side or rear lane.~~

~~- The need to increase the wall height to screen a box gutter.~~

55.04-3 Daylight to existing windows objective

~~14/12/2023~~
~~VC253~~

To allow adequate daylight into existing habitable room windows.

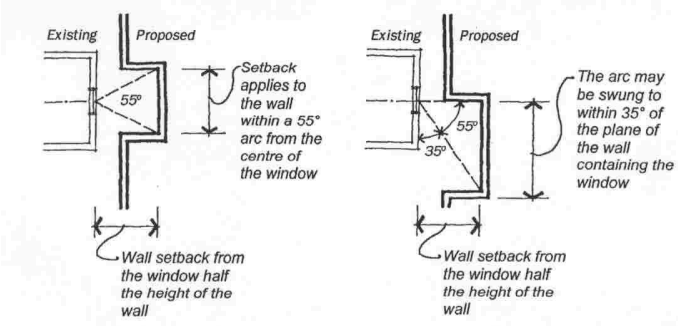
Standard B19

Buildings opposite an existing habitable room window ~~should~~ provide ~~for a light court~~an area clear to the sky 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 should beare 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 B2 Daylight to existing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling or small second dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings or small second dwellings.

55.04-4 North-facing windows objective

~~14/12/2023~~
~~VC253~~

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

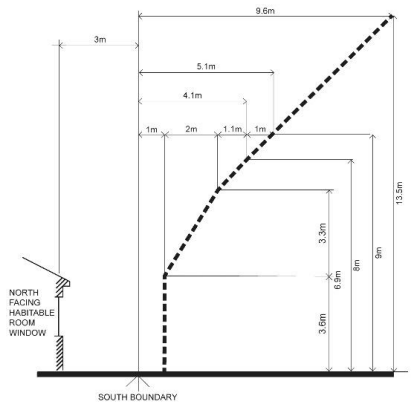
~~If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.~~

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:

- 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 buildings that meet the Standard B17.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window.

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.

Diagram B3 North-facing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling.
- The impact on the amenity of existing dwellings or small second dwellings.

VICTORIA PLANNING PROVISIONS

55.04-5 Overshadowing open space objective

~~14/12/2023~~
~~VC253~~

To ensure buildings do not significantly overshadow existing ~~secluded~~ private open space.

Standard B21

~~Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.~~

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

The area of 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.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings or small second dwellings.
- Existing sunlight penetration to the ~~secluded~~ private open space of the existing dwelling or small second dwellings.
- The time of day that sunlight is available to the ~~secluded~~ private open space of the existing dwelling or small second dwellings.
- The effect of a reduction in sunlight on the existing use of the ~~secluded~~ private open space.

55.04-6 Overlooking objective

~~14/12/2023~~
~~VC253~~

To limit views into existing ~~secluded~~ private open space and habitable room windows.

Standard B22

~~A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows 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 should be 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.~~

~~A habitable room window, balcony, terrace, deck or patio 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 should be either:~~

~~- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or~~

~~- Have sill heights of at least 1.7 metres above floor level, or~~

~~- Have obscure glazing in any part of the window below 1.7 metres above floor level, or~~

~~- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.~~

~~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.~~
~~Screens used to obscure a view should be:~~

~~- 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.~~

~~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.~~

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres:

- is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or
- has a sill height of at least 1.5 metres above floor level; or
- has a visually obscure balustrade to at least 1.5 metres above floor level; or
- has external screens to at least 1.5 metres above floor level; or
- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

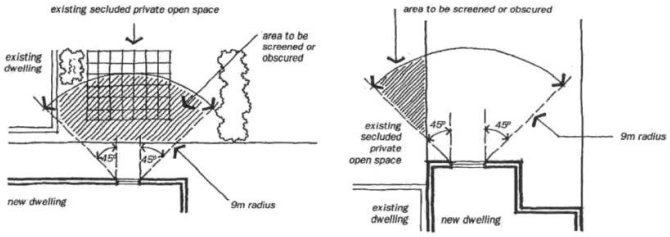
Direct views are measured at a height of 1.5 metres above floor level and within:

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

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.

This standard does not apply where a direct view is obstructed by a wall or fence.

Diagram B4 Overlooking open space



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.
- The internal daylight to and amenity of the proposed dwelling or small second dwelling.

55.04-7 Internal views objective

~~19/01/2006~~
~~VC37~~

To limit views into the ~~secluded~~ private open space and habitable room windows of dwellings and residential buildings within a development.

Standard B23

~~Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower level dwelling or residential building directly below and within the same development.~~

Within the development, if there is a direct view from a balcony or habitable room window to:

- a living room window of another dwelling, there is a horizontal separation of at least 7.5 metres; or
- a balcony or habitable room window of another dwelling, there is a horizontal separation of at least 6 metres.

This does not apply to a direct view from a projecting balcony to another projecting balcony on the same level or levels below.

Within the development, a habitable room window or balcony that is located with a direct view into a habitable room window or balcony of another dwelling:

- is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or
- has a sill height of at least 1.5 metres above floor level; or
- has a visually obscure balustrade to at least 1.5 metres above floor level; or
- has external screens to at least 1.5 metres above floor level; or

- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins; or
- for side-by-side balconies, is horizontally separated by at least 3 metres.

Direct views are measured at a height of 1.5 metres above floor level and within:

- a 45 degree horizontal angle from the edge of the new window or balcony.
- a 45 degree angle in the downward direction.

Screens provided for this standard are to be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views.

This standard does not apply where a direct view is obstructed by a wall or fence.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

~~55.04-8~~ Noise impacts objectives (REVISED ESD PROVISION)

~~14/12/2023 VC253~~

~~To contain noise sources in developments that may affect existing dwellings or small second dwellings.~~

~~To protect residents from external noise.~~

To protect residents from noise from external industry and the transport system.

To contain noise sources in developments that may affect existing dwellings or small second dwellings.

Standard B24

~~Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.~~

~~Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.~~

~~Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.~~

Noise sources, such as mechanical plant, are not located near immediately opposite or adjacent to bedrooms of existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line of sight barrier to transmission of noise to relevant bedrooms.

A dwelling or residential building in a noise influence area specified in Table B2 is designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm.

A bedroom or living area of a dwelling or residential building does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.

If a proposed ground level private open space is located in a noise influence area specified in Table B2, a dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space.

Table B2 Noise influence area

Noise source	**Noise influence area**
Zone interface	
Industry	300 metres from the Industrial 1 and 2 zone boundary
Roads	
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track

The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.

Decision guideline

Before deciding on an application, the responsible authority must consider ~~the design response.~~:

- The design response.
- Whether the impact of potential noise sources has been mitigated through location, siting and design.
- The location of habitable rooms and private open space in relation to the noise source.
- Whether the impact of potential noise sources, including off-site sources and sources within the development have been mitigated through location, orientation and design including internal layout.
- Whether a standard design treatment for acoustic attenuation can be incorporated into the dwelling or residential building, or an acoustic report prepared by a suitably qualified specialist submitted with the application demonstrates that the specified noise levels can be achieved.
- Whether a solid barrier is provided between the dwelling or residential building and the noise source.
- The suitability of the solid barrier in mitigating the impact from the noise source.

55.04-9 Air pollution objective (NEW ESD PROVISION)

To protect residents from air pollution from the transport system.

Standard B24.1

A dwelling or residential building in an air pollution influence area specified in Table B2.1 provides:

- fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or
- ducted mechanical ventilation for the supply of outdoor air in compliance with *Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings* and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling or residential building facing away from the air pollution source.

If in an air pollution influence area specified in Table B2.1 the dwelling, residential building, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and any ground level private open space of a dwelling or residential building.

Table B2.1 Air pollution influence area

Air pollution source	Air pollution influence area
Roads	
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	50 metres from the nearest trafficable lane
Railways	
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track

The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the impact of potential air pollution sources has been mitigated through location, siting and design.
- The location of habitable rooms and secluded private open space in relation to the external air pollution source.
- Whether building air intakes and openable windows of habitable rooms are located on the side of the dwelling facing away from the air pollution source.
- Whether incoming outdoor air is filtered to a minimum efficiency reporting value (MERV) 11 or equivalent.
- Whether a solid or other physical barrier is located between the dwelling and the air pollution source.
- The suitability of the physical barrier in mitigating the impact from the air pollution source.

55.04-10 Overshadowing domestic solar energy systems objective (NEW ESD PROVISION)

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 in the Township Zone, General Residential Zone or Neighbourhood Residential Zone.

Standard B24.2

Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot is setback 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.

Existing domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The suitability of the solid barrier in mitigating the impact from the noise source.
- Whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing.

55.05 ON-SITE AMENITY AND FACILITIES

13/04/2017
VC136

~~**55.05-1 Accessibility objective**~~

~~19/01/2006~~
~~VC37~~

~~To encourage the consideration of the needs of people with limited mobility in the design of developments.~~

~~**Standard B25**~~

~~The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.~~

55.05-2 Dwelling entry objective

~~19/01/2006~~
~~VC37~~

To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B26

Entries to dwellings (other than apartment buildings) and residential buildings ~~should~~with no communal entrance have all of the following:

- ~~Be visible and easily identifiable from streets and other public areas.~~
- ~~Provide shelter, a sense of personal address and a transitional space around the entry.~~
- A ground level entry door to each dwelling and residential building that is visible from a street, an accessway or shared walkway.

- A covered area over an entry door of at least 0.5 metre deep.
- An entry to a dwelling is to be separate from a garage.

Apartment developments have all of the following:

- A ground level entry door, entry gate, or entry walkway that is clearly visible from the street.
- A covered area over an entry door of a depth of at least 0.5m deep.
- An entry door or lobby is to include at least one window that allows clear views to inside.
- At least one source of natural light and natural ventilation to shared corridors and lift lobbies.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the needs of people with limited mobility.

55.05-3 Daylight to new windows objective

~~19/01/2006~~
~~VC37~~

To allow adequate daylight into new habitable room windows.

Standard B27

~~A window in a habitable room should be located to face:~~

- ~~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.~~

Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table B2.2.

Table B2.2 Light court or outdoor space used by a dwelling

Wall height to the light court or outdoor space	Minimum dimension from the habitable room window or balcony	Minimum area
3.6 metres or less	1 metre	3 square metres
6.9 metres or less	2 metres	6 square metres

13.5 metres or less	3 metres	9 square metres

In this standard, the dimension and area of a light court or outdoor space:

- Does not include land on an adjoining lot.
- May include either:
  - a verandah or balcony, if it is open for at least one third of its perimeter; or
  - a carport, if it has two or more open sides and is open for at least one third of its perimeter.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

55.05-4 Private open space objective

~~13/04/2017~~
~~VC136~~

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28

A dwelling or residential building ~~should have~~has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building ~~should have~~has private open space with convenient access from a living room consisting of:

- ~~An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or~~
- ~~A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or~~
- ~~A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.~~
- an area at ground level of at least 25 square metres with a minimum dimension of 3 metres; or

- an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres; or
- a balcony with at least the area and dimensions specified in Table B2.3; or
- an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres.

Table B2.3 Private open space for a balcony

Dwelling Type	Minimum dimension	Minimum area
Studio or 1 bedroom dwelling	1.8 metres	8 square metres
2 bedroom dwelling	2 metres	8 square metres
3 or more bedroom dwelling	2.4 metres	12 square metres

At least 70 per cent of dwellings in a development are to have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9am and 3pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade. If in calculating the number of dwellings the result is not a whole number, the minimum number of dwellings is to be rounded down to the nearest whole number.

If a cooling or heating unit is located in the private open space the required area is increased by 1.5 square metres.

An area for clothes drying is provided within the private open space. **(NEW ESD REQUIREMENT)**

~~The balcony requirements in Clause 55.05-4 do not apply to an apartment development.~~

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

~~55.05-5~~ ~~Solar access to open space objective~~

~~19/01/2006~~
~~VC37~~

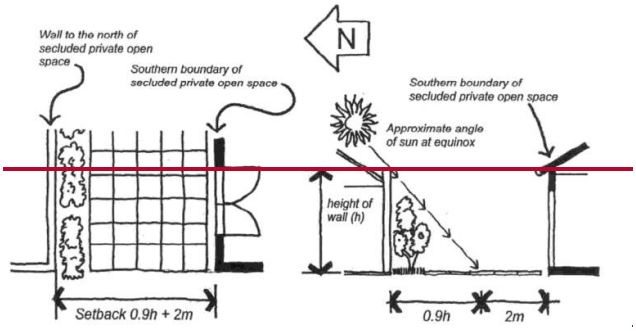
~~To allow solar access into the secluded private open space of new dwellings and residential buildings.~~

~~Standard B29~~

~~The private open space should be located on the north side of the dwelling or residential building, if appropriate.~~

~~The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.~~

~~Diagram B5 Solar access to open space~~



~~**Decision guidelines**~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The design response.~~
- ~~The useability and amenity of the secluded private open space based on the sunlight it will receive.~~

55.05-6 Storage objective

~~19/01/2006~~
~~VC37~~

To provide adequate storage facilities for each dwelling.

Standard B30

Each dwelling ~~should have~~has convenient access to useable and secure storage that is at least ~~6 cubic metres of externally accessible, secure storage space~~the total minimum storage volume that is specified in Table B2.4. This may include a kitchen, bathroom and bedroom storage.

Table B2.4 Storage

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

55.05-7 Room depth objective

To allow adequate daylight into single aspect habitable rooms.

Standard B30.1

The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- the room combines the living area, dining area and kitchen; and
- the kitchen is located furthest from the window; and
- the ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

55.05-8 Solar access to new windows objectives (NEW ESD PROVISION)

To ensure windows are designed to optimise solar access and thermal comfort.

To encourage external shading of windows to minimise summer heat gain.

Standard B30.2

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.

An eave extends horizontally beyond the top sides of north facing windows by at least half the depth of the eave.

East and west facing windows are shaded by adjustable external blinds, awnings or pergolas with deciduous vines.

External structures located within 5.5 metres of the primary north facing living area do not have a solid roof that blocks solar access in winter.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the lot.
- The type and useability of external solar shading devices, including alternative design responses.
- Use of alternative building technologies that provide equivalent or better energy efficacy outcomes.
- The impact from any external covered structures on solar access to living areas.
- The climate zone.

~~55.05-9~~ Rooftop solar energy generation area objective (NEW ESD PROVISION)

To enable the future installation of efficient rooftop solar energy systems.

Standard B30.3

In this standard, ***rooftop solar energy area*** means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

A rooftop solar energy area is provided for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B2.5
- Is orientated north, west or east.
- Is positioned on the roofline.
- Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure.

Table B2.5 Minimum rooftop solar energy generation area

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the building.
- The availability of solar access to the rooftop.
- The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.

55.05-10 Natural ventilation objectives (NEW ESD PROVISION)

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B30.4

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation and layout of the dwelling maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and site context.

VICTORIA PLANNING PROVISIONS

55.06 DETAILED DESIGN

15/07/2013
VC100

55.06-1 Design detail objective

~~19/01/2006~~
~~VC37~~

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

~~The design of buildings, including:~~

- ~~Facade articulation and detailing,~~
- ~~Window and door proportions,~~
- ~~Roof form, and~~
- ~~Verandahs, eaves and parapets,~~

~~should respect the existing or preferred neighbourhood character.~~

~~Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.~~

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

- Passive surveillance is provided in the form of a direct view from a balcony or a habitable room window.
- The building's mass is articulated as follows:
  - Any wall with a length of more than 15 metres is not blank.
  - Any wall with a length of more than 30 metres has a variation in its alignment.
  - 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres.
- The roofline is not flat for longer than 30 metres without variation.
- Articulation of materials provides:
  - any facade with a length of more than 10 metres includes a minimum of two materials; and
  - no single material is used for more than 75 per cent of the façade; and
  - areas of glass for windows are not included in this calculation.
- Articulation provides three or more of the following:
  - Eaves that project from the building's façade by at least 0.5 metres.
  - Sunhoods, sunshades, fins, sun awnings.

- Pergolas, roofed porches, verandahs or entry awnings.
- Balconies.
- Decorative balustrades, screens, fences or fenestration.
- Materials with expressed texture that can cast shadows.
- Prominent visual contrast that includes a prominent change of material or colour.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- ~~The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.~~
- ~~Whether the design is innovative and of a high architectural standard.~~

55.06-2 Front fences objective

~~22/09/2023 VC243~~

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32

A front fence within 3 metres of a street ~~should~~does not exceed:

- ~~The~~the maximum height specified in a schedule to the zone~~,~~; or
- ~~If~~if no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent
Streets in a Transport Zone 2	2 metres	1.8 metres
Other streets	1.5 metres	1.2 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.

- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

~~55.06-3~~ ~~Common property objectives~~

~~19/01/2006 VC37~~

~~To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.~~

~~To avoid future management difficulties in areas of common ownership.~~

~~Standard B33~~

~~Developments should clearly delineate public, communal and private areas.~~

~~Common property, where provided, should be functional and capable of efficient management.~~

55.06-4 Site services objectives

~~19/01/2006 VC37~~

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

~~The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.~~

~~Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.~~

~~Bin and recycling enclosures should be located for convenient access by residents.~~

No more than 20 per cent of the width of the frontage is allocated to site facilities.

Site facilities including air conditioning units, water metres and gas metres are screened from view from the street or located behind a fence. Screens provide no more than 25 per cent transparency.

Mailboxes ~~should be~~are provided ~~and located for convenient access as required by~~in a location and format that meets Australia Post requirements.

Decision guidelines

Before deciding on an application, the responsible authority must consider the design response.

55.06-5 Waste and recycling objective (NEW ESD PROVISION)

To ensure that waste and recycling facilities are adequate and accessible.

Standard B34.1

Individual areas for bin storage for each dwelling or a shared area for bin storage for use by each dwelling is to provide for the following:

- Food and garden organics.
- Mixed recycling.
- Glass recycling.
- Residual waste (general rubbish).

Areas for bin storage meet the minimum dimensions specified in Table B3.1.

Table B3.1 Bin storage area dimensions

Type of area for bin storage	Minimum area	Minimum depth	Minimum height
Individual and shared waste areas for up to 3 dwellings	1.74 square metres per dwelling	0.8 metre	1.8 metres
Shared for 4 or more dwellings	1 square metre per dwelling	0.8 metres	1.8 metres

Development that includes a shared area for bin storage:

- Locates that area within 40 metres of a kerbside collection point.
- Provides bin washing facilities, including a tap and a drain.
- Provides a continuous path of travel from dwellings to the bin storage area that is free of steps and obstructions.
- Provides signage to direct residents to the shared area for bin storage and provide information about what material to place in which bin.

Internal storage space of at least 25 litres for a 1 bedroom apartment, 30 litres for a 2 bedroom apartment, or 35 litres for a 3 bedroom apartment, with a minimum depth of 250 millimetres with convenient access to kitchen areas, must be provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).

Decision guidelines

Before deciding on an application, the responsible authority must consider the site context plan and design response, including the Waste Management Plan.

55.07 APARTMENT DEVELOPMENTS

15/07/2013
VC100

Purpose

Clause 55.07 sets out requirements for an apartment development.

55.07-1 Energy efficiency objectives (REVISED ESD PROVISION)

~~14/12/2023~~
~~VC253~~

To achieve ~~and protect~~ energy efficient dwellings and buildings.

~~To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.~~

To ensure dwellings achieve adequate thermal efficiency.

Standard B35

~~Buildings should be:~~

- ~~Oriented to make appropriate use of solar energy.~~
- ~~Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.~~
- ~~Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.~~

~~Living areas and private open space should be located on the north side of the development, if practicable.~~

~~Developments should be designed so that solar access to north-facing windows is optimised.~~

Dwellings located in a climate zone identified in Table B4 ~~in should~~do not exceed the maximum NatHERS annual cooling load ~~specified in the following table~~.

Table B4 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	~~22~~15
Climate zone 27 Mildura	~~69~~54
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	~~21~~12
Climate zone 64 Cape Otway	~~19~~14
Climate zone 66 Ballarat	23

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and layout of the site.
- ~~The existing amount of solar access to abutting properties.~~

- ~~The availability of solar access to north-facing windows on the site.~~
- ~~The annual cooling load for each dwelling.~~
- ~~The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.~~
- ~~Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.~~
- ~~The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.~~

55.07-2 Communal open space objective

~~14/12/2023~~
~~VC253~~

To provide communal open space that meets the recreation and amenity needs of residents.

To ensure that communal open space is accessible, functional, and is easily maintained.

To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard B36

A development of 10 or more dwellings ~~should~~ provides a minimum area of communal outdoor open space of 30 square metres with a minimum dimension of 3 metres.

If a development contains 13 or more dwellings, the development ~~should~~ also provides an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.

~~Each area of communal open space should be:~~

- ~~Accessible to all residents.~~
- ~~A useable size, shape and dimension.~~
- ~~Capable of efficient management.~~
- ~~Located to:~~
  - ~~Provide passive surveillance opportunities, where appropriate.~~
  - ~~Provide outlook for as many dwellings as practicable.~~
  - ~~Avoid overlooking into habitable rooms and private open space of new dwellings.~~
  - ~~Minimise noise impacts to new and existing dwellings and existing small second dwellings.~~

~~Any area of communal outdoor open space should be landscaped and include canopy cover and trees.~~

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The availability of and access to public open space.

55.07-3 Solar access to communal outdoor open space objective

~~13/04/2017~~
~~VC136~~

To allow solar access into communal outdoor open space.

Standard B37

~~The communal outdoor open space should be located on the north side of a building, if appropriate.~~

At least 50 per cent or 125 square metres, whichever is the lesser, of the ~~primary~~ communal outdoor open space ~~should~~ receives a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the ~~primary~~ communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

55.07-4 Landscaping objective (Revised ESD standard)

~~15/03/2024~~
~~VC256~~

To provide landscaping that supports the existing or preferred urban context 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 landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Standard B38

Development ~~should~~ retains existing trees and canopy cover.

Development ~~should~~ provides for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Development ~~should~~:

- Provides the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5.
- Provides canopy ~~cover through canopy~~ trees that are:
  - Located in an area of decompacted deep soil to the depth of one metre, mixed with 20 per cent organic matter and the minimum volume, dimension and depth specified in Table B6. Where deep

soil cannot be provided, canopy trees ~~should be provided~~are located in planters with the minimum volume, dimension and depth specified in Table B6.

- At least ~~Consistent~~consistent with the canopy diameter and height at maturity specified in Table B7.

~~- Located in communal outdoor open space or common areas or street frontages.~~

- Planted so that minimum setback distances from a building are provided as specified in Table B7.1.

- Planted in an area that is not: on an easement, over buried services such as sewer pipes, or under overhead power cables.

~~- Comprise smaller trees, shrubs and ground cover, including flowering native species.~~

~~- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.~~

~~- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.~~

~~- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.~~

~~- Protect any predominant landscape features of the area.~~

~~- Take into account the soil type and drainage patterns of the site.~~

~~- Provide a safe, attractive and functional environment for residents.~~

~~- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.~~

- Provided root barriers located parallel to the walls of a new or existing building on the lot, opposite each tree for the length of the minimum canopy diameter as specified in Table B7.

- Ensures uncovered outdoor areas use paving and ground surface materials that are porous, permeable or have a solar reflectance index greater than 29.

- Canopy trees, significant trees and deep soil landscaped areas (as specified in Table B5) are irrigated by an irrigation system with a timer and on/off mechanism.

- Water supply to the irrigation system is from either:

  - if available, reticulated recycled water; or

  - supplemented with rainwater from a tank.

Table B5 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500	50 square metres plus 20% of site area above 1,000 square metres	7.5% of site area

square metres	Include at least 1 Type B tree	
1501 – 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table B6 Soil requirements for trees

Tree type	~~Tree in d~~Deep soil Minimum ~~Area~~area and dimension of deep soil	~~Tree in p~~Planter soil Volume and minimum dimension of planter soil	Depth of planter soil
A	~~12~~8 square metres (min. plan dimension 2.5 metres)	~~12~~8 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	~~49~~30 square metres (min. plan dimension 4.5 metres)	~~28~~30 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	~~121~~68 square metres (min. plan dimension 6.5 metres)	~~64~~68 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

~~Note:~~ Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5~~%~~ per cent for every additional tree, up to a maximum reduction of 25~~%~~ per cent.

Table B7 Tree types

Tree type~~s~~	Minimum ~~Canopy cover~~canopy diameter at maturity	~~Deep soil~~Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

Table B7.1 Minimum setback distance from the building

Tree type	Minimum setback distance
A	2 metres
B	4 metres
C	6 metres

The minimum setback distance is measured from the tree trunk to the closest outer wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character, landscaping or environmental policy, objective, strategy or statement set out in this planning scheme.
- The design response.
- The health of any trees to be removed.
- The suitability of the proposed location, deep soil area and planter soil volume for canopy trees.
- The features of paving and surface materials to lower surface temperatures and reduce heat absorption.
- The opportunity to use shade structures and canopy trees or vines on trellis structures to shade outdoor areas exposed to summer sun.
- The suitability of the proposed landscaping in communal outdoor open space.
- The type and quantity of canopy cover, including any alternatives to trees.
- The soil type, soil preparation and drainage patterns of the site.
- The ongoing management of landscaping, including any irrigation systems.
- Whether passive irrigation of landscaped areas and canopy trees using stormwater or rainwater from a tank, can provide a suitable alternative where an irrigation system is not practicable.
- Whether the landscaping will increase the risk to life from bushfire.
- The location of easements and services.

~~55.07-5~~ 26/10/2018 VC154 Integrated water and stormwater management objectives (Revised ESD Provision)

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39

Buildings ~~should be~~are designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Where a non-potable dual pipe reticulated water supply is available from the water authority, ~~Buildings should be~~buildings are connected to ~~a non-potable dual pipe reticulated water supply, where available from the water authority~~end uses including toilet, laundry and garden water supply.

The stormwater management system ~~should be~~is designed to:

- ~~Designed to meet~~Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

- ~~Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.~~

- 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.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
- The design response.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether alternative design responses can meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

~~S5.07-6~~ ~~Access objective~~

~~20/12/2021~~
~~VC174~~

~~To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.~~

~~To facilitate stormwater collection, utilisation and infiltration within the development.~~

~~To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.~~

~~Standard B40~~

~~Vehicle crossovers should be minimised.~~

~~Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.~~

~~Pedestrian and cyclist access should be clearly delineated from vehicle access.~~

~~The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.~~

~~Development must provide access for service, emergency and delivery vehicles.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The design response.~~
- ~~The impact on the street.~~
- ~~The impact on the safety of pedestrians or cyclists.~~
- ~~The reduction of on-street car parking spaces.~~
- ~~The effect on any significant vegetation on the site and road reserve.~~

~~S~~5.07-7 Noise impacts objective (REVISED ESD PROVISION)

~~14/12/2023~~
~~VC253~~

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

Standard B41

Noise sources, such as mechanical plants ~~should not be~~are not located ~~near~~immediately opposite or adjacent to bedrooms of ~~immediately adjacent~~ existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line of sight barrier to transmission of noise to relevant bedrooms.

~~The layout of new dwellings and buildings should minimise noise transmission within the site.~~

~~Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.~~

~~New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.~~

~~Buildings~~Dwellings within a noise influence area specified in Table B8 ~~should be~~are designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm.

~~Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.~~

~~Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.~~

A bedroom or living area of a dwelling is not required to meet the specified noise level if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.

If a proposed ground level private open space is located in a noise influence area specified in Table B8, a dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space.

Table B8 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1~~,~~ and 2 ~~and 3~~ zone boundary
Road	
Freeways, tollways and other roads carrying ~~40,000~~20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway serving freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

~~Note:~~ The noise influence area ~~should be~~is measured from the noise source to the closest part of the ~~building to the noise source~~development. Sections of roads and railway lines in tunnels are excluded.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the impact of potential noise sources, including off-site sources and sources within the development have been mitigated through location, orientation and design, including internal layout. The location of habitable rooms and outdoor areas in relation to the noise source.
- Whether ~~it can be demonstrated that the~~a design treatment for acoustic attenuation can be incorporated into the development, ~~meets the specified noise levels~~ or an acoustic report prepared by a suitably qualified specialist submitted with the application demonstrates that the specified noise levels can be achieved.
- Whether a solid barrier is provided between dwellings and the noise source.
- The suitability of the solid barrier in mitigating the impact from the noise source.
- ~~Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.~~
- ~~Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.~~

- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling or small second dwelling and the site context.

~~55.07-8~~ ~~Accessibility objective~~

~~20/12/2021~~
~~VC174~~

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

~~Standard B42~~

~~At least 50 per cent of dwellings should have:~~

- ~~A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.~~
- ~~A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.~~
- ~~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 B9.~~

~~Table B9 Noise influence area~~

	~~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:~~ ~~• A slide door, or~~ ~~• A door that opens outwards, or~~ ~~• A door that opens inwards that is clear of the circulation area and has readily removable hinges~~	~~Either:~~ ~~• A slide door, or~~ ~~• A door that opens outwards, or~~ ~~• A door that opens inwards and has readily removable hinges~~
~~Circulation area~~	~~A clear circulation area that is:~~ ~~• A minimum area of 1.2 metres by 1.2 metres.~~ ~~• Located in front of the shower and the toilet.~~ ~~• Clear of the toilet, basin and the door swing.~~ ~~The circulation area for the toilet and shower can overlap.~~	~~A clear circulation area that is:~~ ~~• A minimum width of 1 metre.~~ ~~• The full length of the bathroom and a minimum length of 2.7 metres.~~ ~~• Clear of the toilet and basin.~~ ~~The circulation area can include a shower area.~~
~~Path to circulation area~~	~~A clear path with a minimum width of 900mm from the door opening to the circulation area.~~	~~Not applicable.~~
~~Shower~~	~~A hobless (step-free) shower.~~	~~A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.~~

Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

55.07-9 Private open space objective

20/12/2021 VC174

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B43

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table B10 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table B10 should be increased by at least 1.5 square metres.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

Table B10 Balcony size

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 north 20 degrees west to north 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and functionality of the private open space, including its size and accessibility.
- The amenity of the private open space based on the orientation of the lot, noise exposure, the wind conditions and the sunlight it will receive.

- The availability of and access to public or communal open space.

S5.07-10
20/12/2021 VC174

Storage objective

To provide adequate storage facilities for each dwelling.

Standard B44

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B11.

Table B11 Storage

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

S5.07-11
24/01/2020 VC160

Waste and recycling objectives (REVISED ESD PROVISION)

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard B45

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - Adequate in size, durable, waterproof and blend in with the development.

~~- Adequately ventilated.~~

~~- Located and designed for convenient access by residents and made easily accessible to people with limited mobility.~~

~~▪ Adequate facilities for bin washing. These areas should be adequately ventilated.~~

~~▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.~~

~~▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.~~

~~▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.~~

~~▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.~~

~~Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:~~

~~▪ Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).~~

~~▪ Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.~~

A shared area for bin storage for use by each dwelling provides for:

- Food and garden organics.
- Mixed recycling.
- Glass recycling.
- Residual waste (general rubbish).

Areas for bin storage meet the minimum dimensions specified in Table B11.1.

Table B11.1 Bin storage area dimensions

Number of dwellings	Minimum shared storage 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 as specified in an approved waste management plan.		
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area as specified in an approved waste management plan.		

Enclosed areas for bin storage are ventilated by:

- natural ventilation openings to external air, with dimensions of openings to be at least 5 per cent of the area for bin storage; or
- a mechanical exhaust ventilation system.

A tap or a drain are provided to wash bins.

A continuous path of travel is provided from each dwelling to areas for bin storage.

Signage is provided to direct residents to areas for bin storage and provide information about what material to place in which bin.

Internal storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres with convenient access to kitchen areas, is provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.
- The functionality and accessibility of waste and recycling facilities, including for people with limited mobility.
- Whether facilities are provided for on-site reuse or management of food and garden organics through composting or other waste recovery.
- Whether waste and recycling facilities are designed to meet the better practice design options specified in *Waste management and recycling in multi-unit developments* (Sustainability Victoria, 2019)

55.07-12 Functional layout objective

~~20/12/2021~~ VC174

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

Standard B46

Bedrooms ~~should~~:

- Meet the minimum internal room dimensions specified in Table B12.
- Provide an ~~area in~~ additional area of at least 0.8 square metres ~~to the minimum internal room dimensions~~ to accommodate a wardrobe.

Table B12 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth

Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) ~~should~~ meet the minimum internal room dimensions specified in Table B13.

Table B13 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio ~~and~~or 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

~~**55.07-13**~~
~~13/04/2017 VC136~~

~~Room depth objective~~

~~To allow adequate daylight into single aspect habitable rooms.~~

~~Standard B47~~

~~Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.~~

~~The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:~~

- ~~The room combines the living area, dining area and kitchen.~~
- ~~The kitchen is located furthest from the window.~~
- ~~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.~~

~~The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~The design response.~~

- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

55.07-14 Windows objective

13/04/2017 VC136

To allow adequate daylight into new habitable room windows.

Standard B48

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

55.07-15 Natural ventilation objectives

13/04/2017 VC136

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B49

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- 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 area.

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

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

S5.07-16 Building entry and circulation objectives

20/12/2021 VC174

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard B50

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
  - Include at least one source of natural light and natural ventilation.
  - Avoid obstruction from building services.
  - Maintain clear sight lines.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

55.07-17 Integration with the street objective

20/12/2021 VC174

To integrate the layout of development with the street.

To support development that activates street frontages.

Standard B51

Development should be oriented to front existing and proposed streets.

Along street frontages, development should:

- Incorporate pedestrian entries, windows, balconies or other active spaces.
- Limit blank walls.
- Limit high front fencing, unless consistent with the existing urban context.
- Provide low and visually permeable front fences, where proposed.
- Conceal car parking and internal waste collection areas from the street.

Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.

55.07-18 Site services objective

20/12/2021 VC174

To ensure that site services are accessible and can be easily installed and maintained.

To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard B52

Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.

~~Meters and utility services should be designed as an integrated component of the building or landscape.~~

~~Mailboxes and other site facilities should be adequate in size, durable, weather protected, located for convenient access and integrated into the overall design of the development.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant urban design objective, policy or statement set out in this scheme.~~
- ~~The design response.~~

~~S5.07-19~~ ~~20/12/2021 VC174~~ **~~External walls and materials objective~~**

~~To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.~~

~~To ensure external walls endure and retain their attractiveness.~~

~~Standard B53~~

~~External walls should be finished with materials that:~~

- ~~Do not easily deteriorate or stain.~~
- ~~Weather well over time.~~
- ~~Are resilient to the wear and tear from their intended use.~~

~~External wall design should facilitate safe and convenient access for maintenance.~~

~~Decision guidelines~~

~~Before deciding on an application, the responsible authority must consider:~~

- ~~Any relevant building design and urban design objective, policy or statement set out in this scheme.~~
- ~~The urban context report.~~
- ~~The design response.~~

S5.07-20 **Building separation objective**

- To provide outlooks from dwellings that create a reasonable visual connection to the external environment.
- To allow adequate daylight into habitable room windows.
- To avoid direct views into habitable room windows and private open space of new and existing dwellings.

- To minimise the reliance on screening to avoid overlooking.
- To provide a building massing that minimises detrimental shadow and visual impacts.

Standard B54

Within a site, buildings are separated by at least the following distances:

- by at least 6 metres up to 11 metres height,
- plus an additional 1.5 metre setback to each building for heights above 11 metres,

except where a building taller than 9 metres height is located to the north of another building, in which case the buildings are separated by at least the following distances:

- 9 metres up to 11 metres of height,
- plus an additional 3 metres setback for heights above 11 metres to a north building, and an additional 1.5 metre setback for heights above 11 metres to any other building.

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

Stairways, ramps, pergolas, shade sails, and carports may encroach into the side and rear setbacks.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the development respects the existing or preferred character.
- Whether the development is consistent with medium and higher density housing outcomes in areas identified for increased housing.
- Whether the use of screening or obscure glazing is minimised.
- Whether the development provides an acceptable level of light, air and outlook for new dwellings.
- The orientation of the separated building elements.
- The extent to which direct views towards habitable rooms and private open spaces are limited through shaping, staggering or realigning facades.

55.07-21 Air pollution objective (NEW ESD PROVISION)

To minimise the impact of air pollution on residents from nearby transport systems.

Standard B55

A dwelling or residential building within an air pollution influence area specified in Table B14 provides:

- fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or
- ducted mechanical ventilation for the supply of outdoor air in compliance with *Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings* and locate any building air intakes and openable windows of habitable rooms on the side of the building facing away from the air pollution source.

If within an air pollution influence area specified in Table B14, a dwelling, residential building, or another solid structure that is at least 1.8 metres in height is located between the air pollution source and any ground level private open space of a dwelling or residential building.

Table B14 Air pollution influence area

Air pollution source	Air pollution influence area
Roads	
Freeways, tollways and other roads carrying 20,000 Annual Average Railway Traffic Volume Roads included in the Principal Freight Network.	50 metres from the nearest trafficable lane
Railways	
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track

The air pollution influence area is measured from the air pollution source to the closest part of the development. Sections of roads and railway lines in tunnels are excluded.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether the impact of potential air pollution sources has been mitigated through location, siting and design.
- The location of habitable rooms and outdoor areas, in relation to the air pollution source.
- Whether building air intakes and openable windows of habitable rooms are located on the side of the building facing away from the air pollution source.
- Whether incoming outdoor air is filtered to a minimum efficiency reporting value (MERV) 11 or equivalent.
- Whether a solid or other physical barrier is located between dwellings and the air pollution source.
- The suitability of the physical barrier in mitigating the impact from the air pollution source.

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