

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

Purpose

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character
- 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

Requirements

A development:

- **Must meet all of the Objectives of this Clause; and**
- **Should meet all of the standards of this Clause** (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).

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.

CLAUSE 55.02-1 – NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE	
CLAUSE 55.02-1 – NEIGHBOURHOOD CHARACTER	
Objectives	To ensure design respects the existing neighbourhood character or contributes to preferred neighbourhood character
	To ensure that development responds to features of site and surrounds
	Achieved
Standard B 1	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.
	Complies with the standard

CLAUSE 55.02-1 – NEIGHBOURHOOD CHARACTER ASSESSMENT
<p>Monash City Council's Neighbourhood Character Study identifies five residential character types within the Municipality. While the Site itself has not been nominated a preferred character type, the surrounding land has been identified as Character Type B and or Character Type C.</p> <p>The Development Plan has been designed to integrate with the existing neighbourhood character of the surrounding area. Specifically, contextual design elements of surrounding neighbourhood have been reflected in the development plan, including the roof form, built form breaks and setbacks.</p> <p>Building materials and form shown within the Development Plan have also taken cues from the surrounding context. Brickwork and weatherboard all feature heavily in the area's housing topologies and are reinterpreted in a contemporary fashion.</p>

CLAUSE 55.02-2 – RESIDENTIAL POLICY	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
	To support medium densities in areas where development can take advantage of public transport and community infrastructure and services
	Achieved
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 SPPF and the LPPF, including the MSS and local planning policies:
	Complies with the standard

CLAUSE 55.02-2 – RESIDENTIAL POLICY ASSESSMENT

The Development Plan is supported by the various housing and livability related provisions of the Planning Policy Framework of the Monash Planning Scheme as it provides housing opportunities for a variety of lifestyle options in a location that is serviced well by retail, community and public open space services.

This directly responses to Clauses 15.01-1S, 15.01-2S, 15.01-3S, 15.01-4S, 15.01-4R, 16.01-1S, 16.01-2S, 16.01-2R, 16.01-3S, 16.01-3R and 21.04-3.

CLAUSE 55.02-3 – DWELLING DIVERSITY

Objective	To encourage a range of dwelling sizes and types in development of ten or more dwellings
	Achieved
Standard B3	Developments of 10 or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • 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.
	Complies with the standard

CLAUSE 55.02-3 – DWELLING DIVERSITY ASSESSMENT

The Development Plan anticipates 89 dwellings in the form of townhouses.

Housing types vary from two bedroom townhouses to four bedroom townhouses with a concomitant range of dwelling styles catering for various sectors of the housing market.

Dwelling types will include the capacity for flexible layouts and internal rearrangement to accommodate changes in household structure and the requirements of people with additional needs. Importantly, the Development Plan proposes that 12 of the 89 townhouses will feature ground floor bedrooms, living, dining, kitchen and bathroom spaces with access to ground floor secluded private open space.

CLAUSE 55.02-4 – INFRASTRUCTURE

Objectives	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.
	Achieved
Standard B4	Development should be connected to reticulated services including reticulated sewerage, drainage, electricity and gas, if available.
	Developments 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 space capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.
	Complies with the standard

CLAUSE 55.02-4 – INFRASTRUCTURE ASSESSMENT

The proposal will be connected to existing services. Where utility services or infrastructure have little or no capacity, the development will provide new infrastructure to service the density of the proposed development.

FMG Engineering has investigated infrastructure within the existing area. Please refer to accompanying Property Servicing Report for further information on the provision of infrastructure.

CLAUSE 55.02-5 – INTEGRATION WITH STREET

Objective	To integrate the layout of development with the street.
	Achieved
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.
	Development should be orientated 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.
	Complies with the standard

CLAUSE 55.02-5 – INTEGRATION WITH STREET ASSESSMENT

The townhouses fronting the existing street interfaces have been designed to respect and respond to the existing rhythm, spacing, scale and character of the surrounding conventional housing stock found in each streetscape.

The siting and built form of the indicative architectural design response reflects the scale and character of the housing stock along Golf Road and Beryl Avenue. The setbacks from Golf Road, Beryl Avenue and Bakers Road have been designed to adhere to the established street pattern of large, well planted setbacks. Furthermore, physical breaks have been proposed between the townhouses to create a streetscape that matches and addresses the existing context.

Whilst some of the dwellings have a rear yard that present to Beryl Avenue and Bakers Road, it is important to recognise that the fences are set back from the footpath (circa 600mm) and the fences are limited to 1.5m in height. These fences are treated in a vertical or horizontal fashion and they are transparent to enable a level of passive surveillance and activation with the street. Furthermore, each townhouse will be provided with a pedestrian entry from the existing street, providing each dwelling with its own sense of identity and presence in the existing streetscape.

CLAUSE 55.03 – SITE LAYOUT AND BUILDING MASSING

CLAUSE 55.03-1 – STREET SETBACK

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

	Context	Required Setback	Complies?
Standard B6	The Site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1 and 4 metres for other streets.	The required setback for buildings along the Beryl Avenue and Bakers Road interfaces are four metres as there are no buildings on the abutting allotments. The required setback for dwellings along Golf Road is 9.9 metres. Does this comply: No
	Complies with the objective		

CLAUSE 55.03-1 – STREET SETBACK ASSESSMENT

The proposed setback from the Golf Road frontage is based upon the setback of the abutting allotment at 50 Golf Road.

As there are no abutting allotments along the Beryl Avenue and Bakers Road frontage, the required setback is 4 metres. The minimum proposed setback from the Beryl Avenue frontage is 5.5 metres and 9.2 metres along the Bakers Road frontage.

While the proposed setbacks along Beryl Avenue and Bakers Road do not technically comply with Standard B6, the setbacks are considered to meet the objective of Clause 55.03-1 as they have been designed to adhere to the established street pattern of large, well planted setbacks.

CLAUSE 55.03-2 – BUILDING HEIGHT

Objective	To ensure that the height of buildings respect the existing or preferred neighbourhood character.	
	Achieved	
Standard B7	Requirement	Complies?
	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.	Yes
	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. Changes of building height between existing buildings and new buildings should be graduated.	
Complies with the standard		

CLAUSE 55.03-2 – BUILDING HEIGHT ASSESSMENT

Schedule 5 to the General Residential Zone identifies that there is no specified maximum building height requirement. As such, the provisions of the General Residential Zone apply. In accordance with Clause 32.08-10; the building height must not exceed 11 metres and must contain no more than 3 storeys at any point.

The Development Plan proposes buildings between two storeys (6.4 metres) and three storeys (9.6 metres), thereby complying with Standard B7.

CLAUSE 55.03-3 – SITE COVERAGE

Objective	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	
	Achieved	
Standard B8	Requirement	Complies?
	The site area covered by buildings should not exceed: <ul style="list-style-type: none"> 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. 	Yes
	Complies with the standard	

CLAUSE 55.03-3 – SITE COVERAGE ASSESSMENT

No maximum site coverage is specified in the schedule to the zone as such the maximum site coverage is 60%.

The Development Plan anticipates a maximum site coverage of 43%, complying with Standard B8. Please refer to Plan 3.25 – Site Coverage Plan prepared by Plus Architects, which demonstrates the proposed site coverage.

CLAUSE 55.03-4 – PERMEABILITY

Objectives	To reduce the impact of increased stormwater run-off on the drainage system.	
	To facilitate on-site stormwater infiltration.	
Standard B9	Achieved	
	Requirement	Complies?
	The site area covered by the pervious surfaces should be at least: <ul style="list-style-type: none"> 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. 	Yes
Complies with the standard		

CLAUSE 55.03-4 – PERMEABILITY ASSESSMENT

No minimum area is specified in the schedule to the Zone; as such 20% of the site should be covered by pervious surfaces.

The Development Plan proposes that 39% of the Site be covered by pervious surfaces, complying with Standard B9. Please refer to Plan 3.26 – Site Coverage Plan, prepared by Plus Architects, which demonstrates site permeability.

CLAUSE 55.03-5 – ENERGY EFFICIENCY

Objectives	To achieve and protect energy efficient dwellings and residential buildings
	To ensure the orientation and layout reduce fossil fuel energy use and make appropriate use of daylight / solar energy
	Achieved
Standard B10	Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	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.
	Complies with the standard

CLAUSE 55.03-5 – ENERGY EFFICIENCY ASSESSMENT

Where possible the townhouses will generally oriented to maximise northerly solar access. Townhouses oriented to the south have been minimised in the context of the broader development and will still retain a good level of amenity.

All habitable rooms will have direct access to natural light and ventilation. There is also no unreasonable loss of solar access to adjoining properties.

The townhouses along the northern boundary will be setback from the boundary by 6 metres to 7.5 metres, maximising solar access.

CLAUSE 55.03-6 – OPEN SPACE

Objective	To integrate layout with any public and communal open space provided in or adjacent to the development.
	Achieved
Standard B11	Any public or communal open space should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings where appropriate • Provide outlook for as many dwellings as practicable • Be designed to protect any natural features • Be accessible and useable

	Complies with the standard
--	-----------------------------------

CLAUSE 55.03-6 – OPEN SPACE ASSESSMENT	
<p>The Development Plan proposes areas of open space for use by all residents of the development and the broader Oakleigh South community.</p> <p>The proposal is centered upon a large publicly accessible open space area of 1,037 square metres which provides for a range of activities including play spaces, lawn area, barbeque and picnic area and a hierarchy of soft landscaping including existing canopy trees. A further 170 square metres of public open space is provided in the eastern portion of the Site.</p> <p>These areas of open space are easily accessible for the residents of the development and the broader Oakleigh South community through a series of green links provided at each of the existing street frontages, acting as a visual invitation to use the central open space.</p> <p>All areas of open space are fronted by townhouses enhancing the passive surveillance of these open spaces.</p>	

CLAUSE 55.03-7 – SAFETY	
Objectiv	To ensure the layout provides for safety and security of residents and property.
	Achieved
Standard B12	Entrances should not be obscured or isolated from the street and internal accessways
	Planting which creates unsafe spaces along streets and accessways should be avoided
	Should provide good lighting, visibility and surveillance of car parks and internal accessways
	Private spaces should be protected from use inappropriate use as public thoroughfares
Complies with the standard	

CLAUSE 55.03-7 – SAFETY ASSESSMENT	
<p>The entrances to all dwellings are not isolated or obscured from the street and internal accessways.</p> <p>Low planting treatments will be provided along the pedestrian links contributing to a safe and pleasant pedestrian environment.</p> <p>Good lighting, visibility and surveillance will be provided through the internal road and access lanes.</p> <p>All private spaces will be in the form of rear yards and balconies, thus limiting these spaces from inappropriate use as public thoroughfares.</p>	

CLAUSE 55.03-8 – LANDSCAPING	
Objective	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.
Objective	To provide appropriate landscaping.
	To encourage the retention of mature vegetation on the site.
Achieved	
Standard B13	Landscape and layout design should:
	<ul style="list-style-type: none"> • 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	
Complies with the standard	

CLAUSE 55.03-8 – LANDSCAPING ASSESSMENT	
<p>Landscape design comprises a key component of the Development Plan. The landscape treatment and strong vegetated character will provide green moments throughout the open spaces. Landscape treatments will be consistent across the entire Site providing green relief and harmonizing with the proposed development. Specifically, the development will:</p>	
<ul style="list-style-type: none"> • Provide communal landscape areas for outdoor retreat, quiet contemplation and social engagement. • Abundance of gardens and planting – ‘green’ vegetated character. • Integrate existing large trees into the communal open space to provide shade and shelter. • Provide pedestrian linkages through the Site to adjoining residential streets. • Provide a considered arrangement of trees, shrubs and ground covers that are drought tolerant and require a low watering and maintenance regime. 	

CLAUSE 55.03-9 – ACCESS	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.
	Achieved

Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 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. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>
	Complies with the Standard

CLAUSE 55.03-9 – ACCESS ASSESSMENT
<p>The proposal minimises the number of vehicle crossovers through the considered use of rear loaded dwellings accessed via the internal accessway.</p> <p>Five dwellings located along the southern boundary of the Site will have direct vehicle access to Beryl Avenue. These dwellings feature a single width crossover and do not comprise more than 33% of the street frontage.</p> <p>Two dwellings along the eastern boundary will have direct access to Bakers Road. Importantly, these crossovers do not comprise more than 33% of the street frontage.</p>

CLAUSE 55.03-10 – PARKING LOCATION	
Objectives	<p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>
	Achieved
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>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.</p>
	Complies with the standard

CLAUSE 55.03-10 – PARKING LOCATION ASSESSMENT	
<p>Car parking for the indicative dwellings proposed are shown to be within secure single garages, single tandem garages and double garages for each respective dwelling, with access to these spaces provided via the internal road network, existing road network or from the rear laneways. The development also includes 12 shared visitor spaces within the proposed development.</p> <p>The proposed car parks and access points are located more than 1.5 metres from any habitable room windows.</p> <p>Refer to the enclosed Traffic Engineering Assessment report prepared for the proposal by Traffix Group.</p>	

CLAUSE 55.04 – AMENITY IMPACTS	
CLAUSE 55.04-1 – SIDE AND REAR SETBACKS	
Objective	<p>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.</p>
Achieved	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> 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. <p>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.</p>
Diagram B1 Side and rear setbacks	<p>The diagram illustrates a building footprint on a lot with a dashed line representing the 'LOT BOUNDARY'. The setbacks from the boundary are as follows:</p> <ul style="list-style-type: none"> Side setbacks: 1m, 2m, 3.1m, 4.1m, and 8.6m. Rear setbacks: 3.6m, 6.9m, 9m, and 13.5m. A note indicates a maximum setback of 3.6m and an average setback of 3.2m.
Complies with the standard	

CLAUSE 55.04-1 – SIDE AND REAR SETBACKS ASSESSMENT	
<p>The proposed development is located on a corner and as such, the existing sensitive interfaces are to the north.</p> <p>Due to the generous setbacks provided to the townhouses located along the northern boundary, the proposed townhouses comply with Standard B17 with a minimum setback of 6 metres at ground floor level and a minimum setback of 7 metres at first floor level, as identified in the accompanying architectural plans prepared by Plus Architecture.</p>	

CLAUSE 55.04-2 – WALLS ON BOUNDARIES	
Objective	To ensure that the location, length, and height of a wall on a boundary respects existing or preferred neighbourhood character and limits impact on amenity of existing dwellings.
	Not applicable
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ➤ 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. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary 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.</p>
	Not Applicable (all walls are setback from boundaries and assessed under Clause 55.04-1)

CLAUSE 55.04-2 – WALLS ON BOUNDARIES ASSESSMENT	
Not Applicable (all walls are setback from boundaries and assessed under Clause 55.04-1)	

CLAUSE 55.04-3 – DAYLIGHT TO EXISTING WINDOWS	
Objective	To allow adequate daylight into existing habitable room windows.
	Achieved

Standard B19	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3m² and 1m clear to the sky. The area may include land on the abutting lot.</p> <p>Walls or carports more than 3m height opposite an existing habitable room window should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p>
	<p>Complies with the standard</p>

CLAUSE 55.04-3 – DAYLIGHT TO EXISTING WINDOWS ASSESSMENT
<p>All existing habitable room windows opposite the development will have sufficient access to daylight.</p>

CLAUSE 55.04-4 – NORTH FACING WINDOWS	
Objective	<p>To allow adequate solar access to existing north facing windows.</p>
	<p>Not applicable</p>
Standard B20	<p>If a north-facing habitable room window of an existing 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.</p>
	<p>Not Applicable (north facing windows are located greater than 3.0m from the boundary)</p>

CLAUSE 55.04-4 – NORTH FACING WINDOWS ASSESSMENT
<p>Not Applicable (north facing windows are located greater than 3.0m from the boundary)</p>

CLAUSE 55.04-5 – OVERSHADOWING OPEN SPACE	
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.
	Not applicable
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m ² with a minimum dimension of 3m, whichever is the lesser area, or the secluded open space should receive a minimum of 5 hours sunlight between 9am and 3pm at 22 September.
	If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. Not Applicable (no shadow is cast onto private open space).

CLAUSE 55.04-5 – OVERSHADOWING OPEN SPACE ASSESSMENT	
Not Applicable (no shadow is cast onto private open space).	

CLAUSE 55.04-6 – OVERLOOKING	
Objective	To limit views into secluded private open space and habitable room windows.
	Achieved
Standard B22	<ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc should be located and designed to avoid direct view to secluded private open space and habitable room windows of an existing dwelling within 9m distance, and a 45 degree arc from the window , balcony etc. The window, balcony etc may: <ul style="list-style-type: none"> - Be offset at least 1.5m form the edge of one window to the edge of the other; or - Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level. Obscure glazing may be openable provided it does not allow direct views. <p>This standard does not apply to a new habitable room window, balcony, terrace etc which faces a property boundary where there is a visual barrier at least 1.8m height and he floor level of the habitable room, balcony, terrace etc is less than 0.8m above ground level at the boundary.</p>
	<p>The diagrams illustrate the overlooking standard. The left diagram shows an 'existing dwelling' with a window and a 'new dwelling' with a window. A 9m radius arc is drawn from the window of the new dwelling, and a 45-degree arc is also shown. The area between these arcs is shaded and labeled 'area to be screened or obscured'. The right diagram shows a similar setup but with a different window configuration, also showing a 9m radius arc and a 45-degree arc, with the area between them shaded and labeled 'area to be screened or obscured'.</p>

Complies with the standard / Complies with the objective

CLAUSE 55.04-6 – OVERLOOKING ASSESSMENT

Established dwellings exist to the north of the Site.
 The Development Plan ensures that the siting, orientation and internal layout of the indicative townhouses have been designed to minimize overlooking as demonstrated in Figure 1.



CLAUSE 55.04-7 – INTERNAL VIEWS

Objective	To limit views into secluded private open space and habitable room windows of dwellings and adjoining residential buildings within a development.
	Achieved
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.
	Complies with the standard / Complies with the objective

CLAUSE 55.04-7 – INTERNAL VIEWS ASSESSMENT

Windows and balconies have been designed to prevent overlooking with careful consideration of the location of the adjacent lot's private open space.
 Fencing will also be provided between each of the ground floor secluded private open space areas..

CLAUSE 55.04-8 – NOISE IMPACTS

Objectives	To contain noise sources in developments that may affect existing dwellings.
	To protect residents from external noise.
	Achieved

Standard B24	Noise sources such as mechanical plant, should not be located near bedrooms or immediately adjacent existing 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.
	Complies with the

CLAUSE 55.04-8 – NOISE IMPACTS ASSESSMENT

All external facades will be designed to ensure internal noise levels from external sources are acceptable.

There are no significant noise sources on adjacent properties.

CLAUSE 55.05 – ON SITE AMENITY AND FACILITIES

CLAUSE 55.05-1 – ACCESSIBILITY

Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.
	Achieved
Standard B25	Entries to dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.
	Complies with the standard

CLAUSE 55.05-1 – ACCESSIBILITY ASSESSMENT

Entries to dwellings will be accessible to people with limited mobility. Further, dwelling types will include the capacity for flexible layouts and internal rearrangement to accommodate the requirements of people with additional needs.

Notably, 12 of the 89 proposed townhouses will feature ground floor bedrooms, living, dining and kitchen spaces with access to ground floor secluded private open space.

CLAUSE 55.05-2 – DWELLING ENTRY

Objective	To provide each dwelling residential building with its own sense of identity.
	Achieved
	Entries should be visible and clearly identifiable from streets and public areas.
	Entries should provide shelter, a sense of address, and a transitional space around the entry.

	Complies with the standard
--	-----------------------------------

CLAUSE 55.05-2 – DWELLING ENTRY ASSESSMENT

All entries are intuitively visible and easily identifiable, providing a sheltered and personable address for each dwelling.

While the development features a mix of rear loaded dwelling types along the street interfaces to reduce the number of crossovers along the existing streetscape, each dwelling will be provided with a pedestrian entry from each street, providing each dwelling with its own sense of identity and presence in the existing streetscape.

CLAUSE 55.05-3 – DAYLIGHT TO NEW WINDOWS

Objective	To allow adequate daylight into new habitable room windows.
	Achieved
Standard B27	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3m² and minimum dimension of 1m, not including land on an abutting lot, or • A verandah provided it is open for at least 1/3rd of its perimeter, or • A carport provided it has two or more open sides and is open for at least 1/3rd of its perimeter.
	Complies with the standard / Complies with the objective

CLAUSE 55.05-3 – DAYLIGHT TO NEW WINDOWS ASSESSMENT

All habitable windows face outdoor space to allow adequate daylight into habitable rooms.

There are no borrowed light spaces proposed to habitable room windows.

CLAUSE 55.05-4 – PRIVATE OPEN SPACE

Objective	Provide adequate private open space for the reasonable recreation and service needs of residents
	Achieved

Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>
	Complies with the objective

CLAUSE 55.05-4 – PRIVATE OPEN SPACE ASSESSMENT

All dwellings are provided with a good level of secluded private open space in the form of balconies, courtyards and rear yards.

- TH01: Townhouse type 01 is provided with a minimum of 54 square metres of secluded private open space with a minimum dimension of 8 metres in the form of a rear yard, thereby complying with Standard B28.
- TH02-02b: Townhouse types 02-02b are provided with a minimum of 25 square metres of secluded private open space with a minimum dimension of 6.5 metres in the form of a rear yard, thereby complying with Standard B28.
- TH03: Townhouse type 03 is provided with a minimum of 34 square metres of secluded private open space with a minimum dimension of 6.5 metres in the form of a rear yard, thereby complying with Standard B28.
- TH04: Townhouse type 04 is provided with a balcony of 10 square metres with a minimum width of 4.5 metres and convenient access from the living room, thereby complying with Standard B28.
- TH05-05b: Townhouse types 05-05b are provided with a minimum of 25 square metres of secluded private open space with a minimum dimension of 3 metres in the form of a rear yard, thereby complying with Standard B28.
- TH06: Townhouse type 06 is provided with a minimum of 34 square metres of secluded private open space with a minimum dimension of 7.5 metres in the form of a rear yard, thereby complying with Standard B28.
- TH07: Townhouse type 04 is provided with a balcony of 8 square metres with a minimum width of 4.5 metres and convenient access from the living room, thereby complying with Standard B28.

All secluded private open space areas will enjoy a reasonable amount of privacy through appropriate fencing and / or built form concealment. In terms of the secluded private open spaces facing the external streets, it is noted that these will be contained within 1.5m high fences. These fences will be setback from the footpaths (circa 600mm) and in this setback will be landscaping to further soften and screen views into the private open spaces.

CLAUSE 55.05-5 – SOLAR ACCESS TO PRIVATE OPEN SPACE

Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.
	Achieved

Standard B29	<p>The private open space should be located on the north side of the dwelling, or residential building if appropriate.</p> <p>The southern boundary of secluded private open space should be setback from any wall on the north of the space at least $(2 + 0.9h)$, where 'h' is the height of the wall.</p>
	Complies with the objective

CLAUSE 55.05-5 – SOLAR ACCESS TO PRIVATE OPEN SPACE ASSESSMENT	
<p>Private open space for Townhouses located along the northern interface is located on the north side of the dwellings. Additionally, 7 of the townhouses located along the southern interfaces are provided with north facing private open space.</p> <p>All fences on the northern side of the private open space areas are sufficiently setback from the southern boundary to meet the requirements of this Standard</p> <p>Private open space for townhouses located within the centre of the Site is provided on the eastern and western aspects of the dwelling. Importantly, it is considered that these areas of open space will have good solar access.</p> <p>15 of the townhouses located along the southern interface of the Site are provided with south facing secluded private open space. Whilst this does not strictly meet the requirements of Standard B29, it is considered that the variation is negligible (in the order of 1m) and that the spaces will continue to provide a good level of amenity for future residents.</p>	

CLAUSE 55.05-6 – STORAGE	
Objective	<p>To provide adequate storage for each dwelling.</p> <p>Achieved</p>
Standard	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p>Complies with the objective</p>

CLAUSE 55.05-6 – STORAGE ASSESSMENT

The proposal provides adequate storage facilities for each townhouse dwelling within the proposed garages.

CLAUSE 55.06-1 – DESIGN DETAIL

Objective	To encourage design detail that respects existing or preferred neighbourhood character
	Achieved
Standard B31	Design (including: facade articulation/ detailing; window and door proportions; roof form; and verandahs, eaves and parapets) should respect existing and preferred neighbourhood character.
	Garages and carports should be visually compatible with the development and existing or preferred neighbourhood character.
	Complies with the standard

CLAUSE 55.06-1 – DESIGN DETAIL ASSESSMENT

The Development Plan proposes a high quality, architecturally-designed built form outcome that positively responds to and integrates with the existing neighbourhood character of the surrounding area. This has been achieved through an architectural analysis on the surrounding built form and character which has in turn, shaped the design of the development. Contextual design elements of surrounding dwellings have been reflected in the development plan, including the roof form, materiality, built form breaks and setbacks.

The indicative architectural design response ensures that the ultimate townhouses are read as singular detached dwellings rather than a series of distinctly different townhouse dwellings. This is achieved through using contextual design elements to merge the visual appearance of the townhouses. A series of landscaped green links will also assist in breaking down the mass of the townhouses while maintaining the existing streetscape rhythm.

Building materials and form of the dwellings have also taken cues from the surrounding context. Brickwork and weatherboard all feature heavily in the area's housing topologies and are reinterpreted in a contemporary fashion.

Further articulation to the built form is provided by way of staggered fence lines. The front fences along the existing Street frontages vary in material and style, complementing the architectural form and style of the existing fences along Beryl Avenue, Golf Road and Bakers Road.

CLAUSE 55.06-2 – FRONT FENCES

Objective	To encourage front fence design that respects existing or preferred neighbourhood character
	Achieved

Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: left;">Street Context</th> <th style="text-align: left;">Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: left;">Street Context</th> <th style="text-align: left;">Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Street Context	Maximum front fence height	Other streets	1.5 metres
	Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres								
Street Context	Maximum front fence height								
Other streets	1.5 metres								
Complies with the standard									

CLAUSE 55.06-2 – FRONT FENCES ASSESSMENT
<p>The front fences along the existing street frontages vary in material and style, complementing the architectural form and style of the existing front fences along Beryl Avenue, Golf Road and Bakers Road.</p> <p>Front fences have a maximum height of 1.5 metres, thereby complying with Standard B32.</p>

CLAUSE 55.06-3 – COMMON PROPERTY	
Objectives	<p>To ensure that communal open space, parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>
Standard B33	<p>Achieved</p> <p>Developments should clearly delineate public, communal, and private areas</p> <p>Common property, where provided, should be functional and capable of efficient management.</p> <p>Complies with the standard</p>

CLAUSE 55.06-3 – COMMON PROPERTY ASSESSMENT
<p>The areas of common property will be managed by an owner’s corporation.</p>

CLAUSE 55.06-4 – SITE SERVICES	
Objectives	To ensure that site services can be installed and easily maintained.
	To ensure that site facilities are accessible, adequate and attractive.
Achieved	
Standard B34	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.
Complies with the standard	

CLAUSE 55.06-4 – SITE SERVICES ASSESSMENT	
The design and layout of the townhouses provide sufficient space and facilities for services to be installed and maintained efficiently and economically.	
Dedicated bin storage areas for the townhouses are provided in the proposed garages.	
Townhouses will have individual mailboxes at the front of each dwelling	