

Clause 55 Assessment

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.01-1 Site description</p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> - The built form, scale and character of surrounding development including front fencing. - Site shape, size, orientation and easements. - Levels of the site and the difference in levels between the site and surrounding properties. - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. - The use of surrounding buildings. - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. - Solar access to the site and to surrounding properties. - Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site. - Any cut and filled areas of soil, where known. - Street frontage features such as poles, services, street trees and kerb crossovers. - The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties. 	Y	N/A	<p>The subject site is located at 14 Roberston Street, Peterborough, within the General Residential Zone Schedule 1 (GRZ1) and comprises approximately 2,020 square metres. The land slopes gently from north to south, is rectangular in geometry with direct frontage to Blair Street. It currently accommodates an older single storey dwelling, access via Robertson Street, one (1) canopy tree and planted vegetation and exotic ground cover. The surrounding area is urbanised with rural elements including a broad mix of different architectural styles, setbacks, spaces between buildings, vegetation and fencing styles (including no fencing). The local character is very mixed, with moderate levels of tree canopy and varied architectural styles associated with older residential development. The public realm comprises wide nature strips, informal vehicle crossovers, narrow road seals and overhead power infrastructure. The lot is fully serviced with reticulated utilities. A number of planning overlays affect the site, but there are no significant environmental constraints. The site's size and strategic location make it well-suited for infill development, which has been ventilated as part of recent decisions (see PL24/007). See Appendix B for a copy of site Photos which illustrate the existing conditions and the Town Planning Drawings (Appendix D) which include relevant features of the Site. See also the Town Planning Report for further details.</p>



Clause 55.01-2 Design response

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

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

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

- Retention and planting of canopy trees,
- Planting of other vegetation including location, species, number and size at maturity of vegetation,
- Where required, areas of deep soil and root barriers,
- Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,
- Selection of vegetation that responds to the site's environment and geographic factors,
- A plan showing the location of site services, clothes drying and storage.

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

Y

N/A

The proposal involves the construction of one single-storey dwelling setback 12.8m from the frontage. The design responds directly to the site context and built form character of the area and prevailing local planning policies for built form (ESO2, SLO2, SLO3 & DDO24) by maintaining a modest scale, introducing articulated façades, and landscaping to soften the appearance of the development. Minor variations are sought after to local design guidelines which relate to site coverage and fencing, which are ventilated in the Town Planning Report. Given the site's existing conditions and active subdivision (see PL24/007), these outcomes are considered contextually appropriate.

Each dwelling includes a garage, private open space areas, and entry features that present clearly to the street or proposed accessway. The layout ensures passive surveillance, solar access, and compliance with relevant setback standards. Full compliance with tree canopy cover (10%) is achieved.

Internal amenity is maintained through careful window placement, functional internal layouts, and private open space exceeding minimum dimensions. Materials and landscaping are designed to integrate with the residential character sought after by local design guidelines and reduce urban heat through careful greening. The proposal achieves a balanced and site-responsive outcome in line with Clause 55 objectives and MPS and PPF policies which encourage housing in this location.

See **Appendix D** for a copy of Town Planning Drawings which illustrate the Design Response.



Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.02-1 Street setback objectives (Standard B2-1)</p> <p>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p> <p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or - If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. <p>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.</p> <p>Table B2-1 Street setback.</p>	Y	N	<p>The street setback objective is achieved as the proposed dwelling is setback 12.8 metres from the street front.</p> <p>See Sheet TP01 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.02-2 Building height objective (Standard B2-2)</p> <p>To ensure that the height of buildings responds to the existing or preferred neighbourhood character.</p> <p>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.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	Y	N	<p>There is no maximum building height applicable to the site in the GRZ1. It follows, that the default standard (left) persists. The proposed maximum building height of the proposed dwelling is ~4.5 metres and meets the building height standard.</p> <p>See Sheet TP05 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.02-3 Side and rear setbacks objective (Standard B2-3)</p> <p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</p> <p>Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <ul style="list-style-type: none"> - B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	Y	N	<p>The required setbacks have been achieved for the development and all side and rear setbacks comply with the B2-3.1/B2-3.2 formula contained in the Standard.</p> <p>See Sheet TP02 and TP06 of Appendix D (Town Planning Drawings).</p>



Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>(continued)</p> <ul style="list-style-type: none"> - B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. <p>If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</p> <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 side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p> <p>Diagram B2-3.1 Side and rear setbacks</p> <p>Diagram B2-3.2 Side and rear setbacks</p>	Y	N	
<p>Clause 55.02-4 Walls on boundaries objective (Standard B2-4)</p> <p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p>	Y	N	<p>No new walls on or within 200mm of a boundary, or carport within 1m of a boundary are proposed as part of this application</p>



Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response														
<p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	Y	N															
<p>Clause 55.02-5 Site coverage objective (Standard B2-5)</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p> <p>The site area covered by buildings does not exceed:</p> <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, the percentage specified in Table B2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.</p> <table border="1" data-bbox="245 1182 675 1671" style="width: 100%; border-collapse: collapse;"> <caption style="text-align: center;">Table B2-5 Site coverage</caption> <thead> <tr> <th style="width: 60%;">Zone</th> <th style="width: 40%;">Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> <tr> <td>Housing Choice and Transport Zone</td> <td></td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		Y	N	<p>The maximum site coverage specified for this site is 65 percent as per the schedule to the zone/Table B2-5.</p> <p>The proposed site coverage of buildings is ~24% percent of the site, which meets the standard.</p> <p>See Sheet 11 of Appendix C (Town Planning Drawings).</p>
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<p>Clause 55.02-6 Access objective (Standard B2-6)</p> <p>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</p> <p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> - 33 per cent of the street frontage; or - 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</p>	Y	N	<p>The site is serviced with an existing crossover/access and does not exceed the threshold standard of 33 per cent.</p>
<p>Clause 55.02-7 Tree canopy objectives (Standard B2-7)</p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p> <p>Provide a minimum canopy cover as specified in Table B2-7.1.</p> <p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> - Has a height of at least 5 metres, - Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level. - Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.</p> <p>Existing trees that are retained can be used in calculating canopy cover.</p> <p>Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements</p> <p>Provide at least one new or retained tree in the front setback and the rear setback.</p>	Y	N	<p>The proposal comprises the planting of nine (9) canopy trees and retaining one (1) existing canopy tree. The minimum canopy cover as specified in Table B2-7.1 is met, by providing 406 m² of tree canopy cover.</p> <p>The species selected are suitable for the climate and are derived from local planting guidelines.</p>



Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response								
<p>(continued)</p> <p>Trees are located in either:</p> <ul style="list-style-type: none"> - An area of deep soil as specified in Table B2-7.2; or - A planter as specified in Table B2-7.2. - Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors. 	Y	Y									
<p>Clause 55.02-8 Front fences objective (Standard B2-8)</p> <p>To encourage front fence design that responds to the existing or preferred neighbourhood character.</p> <p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> - The maximum height specified in a schedule to the zone, or - If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. <table border="1" data-bbox="204 1032 651 1234" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table B2-8 Maximum front fence height</th> </tr> <tr> <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 Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>15 metres</td> </tr> </tbody> </table>	Table B2-8 Maximum front fence height		Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	15 metres	N/A	N	Not applicable. No front fence is proposed as part of this permit application.
Table B2-8 Maximum front fence height											
Street context	Maximum front fence height										
Streets in a Transport Zone 2	2 metres										
Other streets	15 metres										
<p>Clause 55.03-1 Dwelling diversity objective (Standard B3-1)</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> <p>Developments include at least:</p> <ul style="list-style-type: none"> - One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. - One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. - One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. 	N/A	N									



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<p>Clause 55.03-2 Parking location objective (Standard B3-2)</p> <p>To minimise the impact of vehicular noise within developments on residents.</p> <p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> - 1.5 metres; or - If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or - 1 metre where window sills are at least 1.5 metres above ground level. <p>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p>	Y	N	<p>Accessways and car parks are located at least 1.5 metres from the windows of habitable rooms.</p> <p>Accessways and car parks are located at least 1 metre from the windows of habitable rooms where there is a solid fence with a height of at least 1.5m.</p> <p>In addition to the above, car parking requirements at Clause 52.06 have been met for each dwelling.</p> <p>See Sheets TPO2 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.03-3 Street integration objective (Standard B3-3)</p> <p>To integrate the layout of development with the street to support the safety and amenity of residents.</p> <p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> - Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. - The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>	Y	N	<p>The proposed development is located toward the centre and rear of the lot, with one clear windows from habitable rooms facing the street (western elevation).</p> <p>The existing dwelling provides adequate passive surveillance to the street through a direct view from a habitable room window on the west and south side of the dwelling (as an existing condition).</p> <p>No site services beyond a mailbox are proposed within 3 metres of the street.</p> <p>Lighting is able to be provided to all external accessways and paths.</p> <p>See SHT06 of Appendix D (Town Planning Drawings).</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.03-4 Entry objective (Standard B3-4)</p> <p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p> <p>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> - Has a direct line of sight from a street, accessway or shared walkway. - Is not accessed through a garage. - Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. 	Y	N	<p>The existing dwelling has a direct line of sight from it's respective accessway, and is not accessed through a garage.</p> <p>The proposed dwelling entry is located to the north of the dwelling. The proposed dwelling has a direct line of sight from it's accessway and has an external covered area greater than 1.44sqm with a minimum dimension greater than 1.2m over the door entry.</p> <p>See Sheets 1-4 of Appendix C (Town Planning Drawings).</p>
<p>Clause 55.03-5 Private open space objective (Standard B3-5)</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> - An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or - A balcony with at least the area and dimensions specified in Table B3-5; or - An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or - An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p>	Y	N	<p>There is no area specified in a schedule to the zone.</p> <p>Private open space has been designed in accordance with Standard B3-5.</p> <p>See Sheet TP07 of Appendix D (Town Planning Drawings).</p>



Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response																						
<p>(continued)</p> <ul style="list-style-type: none"> - The area and dimensions specified in the schedule must be 25 square metres or less; and - The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. <p>If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.</p> <p>Where ground level private open space is provided an area for clothes drying is provided.</p> <table border="1"> <caption>Table B3-5 Private open space for a balcony</caption> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>17 metres</td> </tr> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>12 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>18 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	17 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	12 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	18 metres	2 bedroom dwelling	8 square metres	2 metres	3 bedroom dwelling	12 square metres	2.4 metres	Y	N	
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																						
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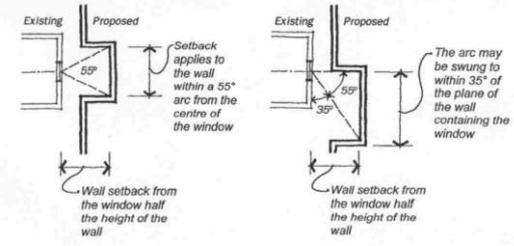
<p>Clause 55.03-6 Solar access open space objective (Standard B3-6)</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> <p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	Y	N	<p>All proposed secluded private open space receives adequate solar access compliant with Standard B3-6.</p> <p>See Sheet TP05 and TP06 of Appendix D (Town Planning Drawings).</p>
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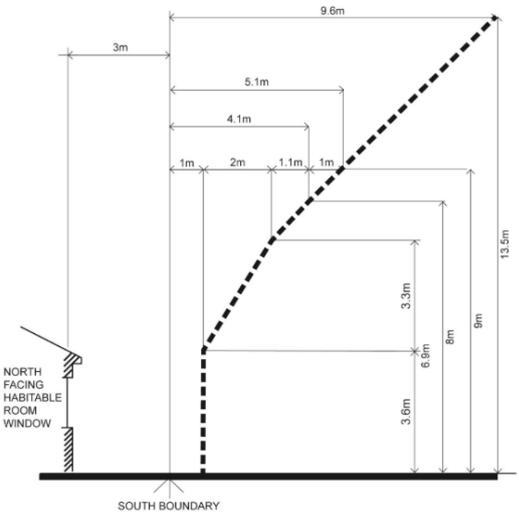
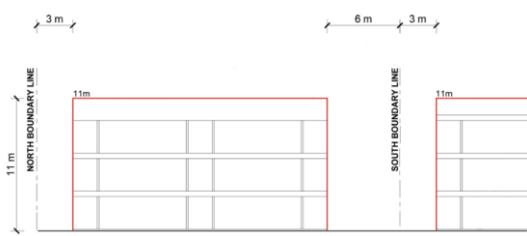
Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response									
<p>Clause 55.03-7 Function layout objective (Standard B3-7)</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p> <p>Bedrooms:</p> <ul style="list-style-type: none"> - Meet the minimum internal room dimensions specified in Table B3-7.1; and - Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <p>Table B3-7.1 Bedroom dimensions</p> <table border="1" data-bbox="188 797 730 898"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Y	N	<p>The proposed dwelling is provided with a main bedroom with a width and depth of not less than 3.0m x 3.4m, and other bedrooms of not less than 3.0m x 3.0m excluding areas provided for a wardrobe.</p> <p>See Sheet TP03 of Appendix D (Town Planning Drawings).</p>
Bedroom type	Minimum width	Minimum depth										
Main bedroom	3 metres	3.4 metres										
All other bedrooms	3 metres	3 metres										
<p>Clause 55.03-8 Room depth objective (Standard B3-8)</p> <p>To allow adequate daylight into single aspect habitable rooms.</p> <p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> - The room combines the living area, dining area and kitchen; and - The kitchen is located furthest from the window; and - The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and - An overhang extends no more than 2m beyond the window of the single aspect habitable room. <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p>	Y	N	<p>The dwelling contains a single aspect habitable room with a depth of ~5m, which more than exceeds the depth standard objective with a ceiling height of ~2.8m (meaning a maximum depth of 7m is permissible).</p> <p>See Sheet TP03 & TP06 of Appendix D (Town Planning Drawings).</p>									



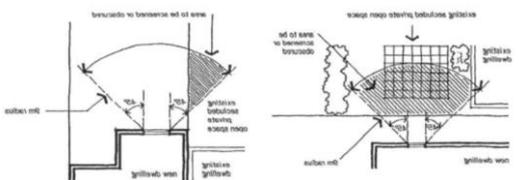
Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.03-9 Daylight to new windows objective (Standard B3-9)</p> <p>To allow adequate daylight into new habitable room windows.</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or - A verandah provided it is open for at least one third of its perimeter; or - A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	Y	N	<p>All habitable room windows are located on an external wall.</p> <p>All habitable room windows face:</p> <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or - A verandah provided it is open for at least one third of its perimeter. <p>See Sheet TP3, TP05 & TP06 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.03-10 Natural ventilation objective (Standard B3-10)</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	Y	N	<p>The proposed new dwelling has openable windows, doors or other ventilation devices in external walls of the building that provide for:</p> <ul style="list-style-type: none"> - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same size. <p>See Sheet TP08 of Appendix D (Town Planning Drawings).</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response															
<p>Clause 55.03-11 Storage objective (Standard B3-11)</p> <p>To provide adequate storage facilities for each dwelling.</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p> <p>Dwelling in or forming part of an apartment development</p> <p>Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</p> <table border="1" data-bbox="188 779 718 981"> <caption>Table B3-11 Storage</caption> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	Y	N	<p>The proposed dwelling has been provided with exclusive access to 6 cubic metres of externally accessible, secure storage shown to be located in the garage of the proposed dwelling.</p> <p>See Sheet TP03 of Appendix D (Town Planning Drawings).</p>
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling																
Studio	8 cubic metres	5 cubic metres																
1 bedroom dwelling	10 cubic metres	6 cubic metres																
2 bedroom dwelling	14 cubic metres	9 cubic metres																
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																
<p>Clause 55.04 Daylight to existing window objective (Standard B4-1)</p> <p>To allow adequate daylight into existing habitable room windows.</p> <p>Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	Y	N	<p>The required light court of 3 square metres with a minimum dimension of 1 metre clear to the sky has been achieved and all windows have access to the required level of daylight.</p> <p>See Sheet TP3, TP05 & TP06 of Appendix D (Town Planning Drawings).</p>															

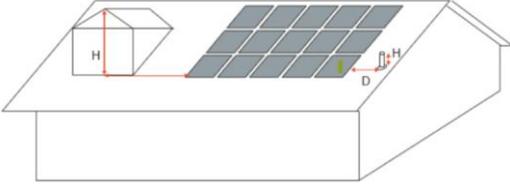
Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>(continued)</p> 	Y	N	
<p>Clause 55.04-2 Existing north-facing window objective (Standard B4-2)</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p> <p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p> <ul style="list-style-type: none"> - A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. - For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	Y	N	<p>The adjoining lot (east) is separated from the proposed development by existing open space, and setbacks greater than 3 metres from the proposed development.</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>(continued)</p> <p>Diagram B4-2.1 North-facing windows</p>  <p>Diagram B4-2.2 North-facing windows</p> 	<p>Y</p>	<p>N</p>	
<p>Clause 55.04-3 Overshadowing secluded open space objective (Standard B4-3)</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p> <p>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p>	<p>Y</p>	<p>N</p>	<p>There is no secluded private open space on adjoining land that requires consideration.</p> <p>See Sheet TP09 of Appendix D (Town Planning Drawings).</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.04-4 Overlooking objective (Standard B4-4)</p> <p>To limit views into existing secluded private open space and habitable room windows.</p> <p>In Clause 55.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> - Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or - Has sill heights of at least 1.7 metres above floor level; or - Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or - Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development. 	Y	N	<p>There are no habitable room windows or secluded private open space on adjoining land that require consideration.</p> <p>See Sheet TP09 of Appendix D (Town Planning Drawings).</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>(continued)</p> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> 			
<p>Clause 55.04-5 Internal views objective (Standard B4-5)</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> <p>In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</p> <ul style="list-style-type: none"> - Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or - Has a sill height of at least 1.7 metres above floor level; or - Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or - Has permanently fixed external screens to at least 1.7 metres above floor level; or. - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> - A 45 degree horizontal angle from the edge of the new window or balcony. - A 45 degree angle in the downward direction. <p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p>	<p>Y</p>	<p>N</p>	<p>The development is designed to meet the requirements of the standard with overlooking into proposed secluded private open space areas and habitable room windows limited in accordance with the Standard in the form of:</p> <ul style="list-style-type: none"> - Fencing and solid boundary treatments of at least 1.8 metres in height between private open space areas within the development, preventing direct overlooking at ground level. - Offsetting of habitable room windows within each dwelling by a distance greater than 1.5 metres from the boundary or orienting them away from neighbouring SPOS areas. - Setbacks between dwellings to reduce the potential for direct line-of-sight into adjacent windows or open space. <p>See Sheet TP01 & TP05 of Appendix D (Town Planning Drawings).</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.05-1 Permeability and stormwater management objective (Standard B5-1)</p> <p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p> <p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> - Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. 	Y	N	<p>The site retains 73.9 per cent permeability, assisting in on site stormwater filtration.</p> <p>The application is provided with a BlueFactor STORM report which confirms the Site is able to cater for suitably sized rainwater tanks (or similar) and/or raingardens to meet best practice, with drainage of residual flows to the legal point of discharge.</p> <p>A condition is invited on any permit to be granted, requiring standard stormwater conditions.</p> <p>See SHT07 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.05-2 Overshadowing domestic solar energy systems objective (Standard B5-2)</p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	N/A	N	<p>Not applicable.</p> <p>There are no existing domestic solar energy systems on adjoining buildings that require consideration.</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response								
<p>Clause 55.05-3 Rooftop solar energy generation area objective (Standard B5-3)</p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p> <p>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> - Has a minimum dimension of 1.7 metres. - Has a minimum area in accordance with Table B5-3. - Is oriented to the north, west or east. - Is positioned on the top two thirds of a pitched roof. - Can be a contiguous area or multiple smaller areas. - Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area.</p> <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p>  <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p> <p>Table B5-3 Minimum rooftop solar energy generation area</p> <table border="1" data-bbox="193 1677 735 2018"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table>	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	Y	N	<p>The submitted plans demonstrate that ample area is provided for solar energy area compliant with the standard. The area for solar energy generation:</p> <ul style="list-style-type: none"> - Has a minimum dimension of 1.7 metres. - Has a minimum area in accordance with Table B5-3. - Is oriented to the north. - Is positioned on the top two thirds of a pitched roof. - Is a contiguous area. - Is free of obstructions on the roof of the dwelling.
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										

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.05-4 solar protection to new north facing windows objective (Standard B5-4)</p> <p>To encourage external shading of north facing windows to minimise summer heat gain.</p> <p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p>	Y	N	<p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth compliant with the standard.</p> <p>See Sheet TP05 of Appendix D (Town Planning Drawings).</p>
<p>Clause 55.05-5 Waste and recycling objective (Standard B5-5)</p> <p>To ensure dwellings are designed to facilitate waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> - The shared bin storage area: - Is located within 40 metres of a kerbside collection point. - Includes a tap for bin washing. - There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. <p>Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p>	Y	N	<p>A bin storage area is illustrated in compliance with the standard on TP03.</p> <p>No shared bin storage area is proposed.</p>

Requirement	Complies w/Standard (Y/N)	Appeal rights (Y/N)	Response
<p>Clause 55.05-6 Noise impacts objective (Standard B5-6)</p> <p>To minimise the impact of mechanical plant noise located in the development.</p> <p>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</p>	Y	N	<p>There are no external noise sources that require consideration as part of this application.</p>

