

## TOWN PLANNING ASSESSMENT

### DESIGN RESPONSE AND TOWNHOUSE & LOW-RISE CODE (CLAUSE 55) ASSESSMENT



### 106 LOONGANA AVE, GLENROY

DEVELOPMENT OF A DOUBLE STOREY SIDE-BY-SIDE DUAL OCCUPANCY WITH ONSITE  
PARKING AND ASSOCIATED LANDSCAPING

Please note: This written statement is produced by the permit applicant and may not represent Council's position about whether the Standard is met. Council will complete its own assessment before a decision is made

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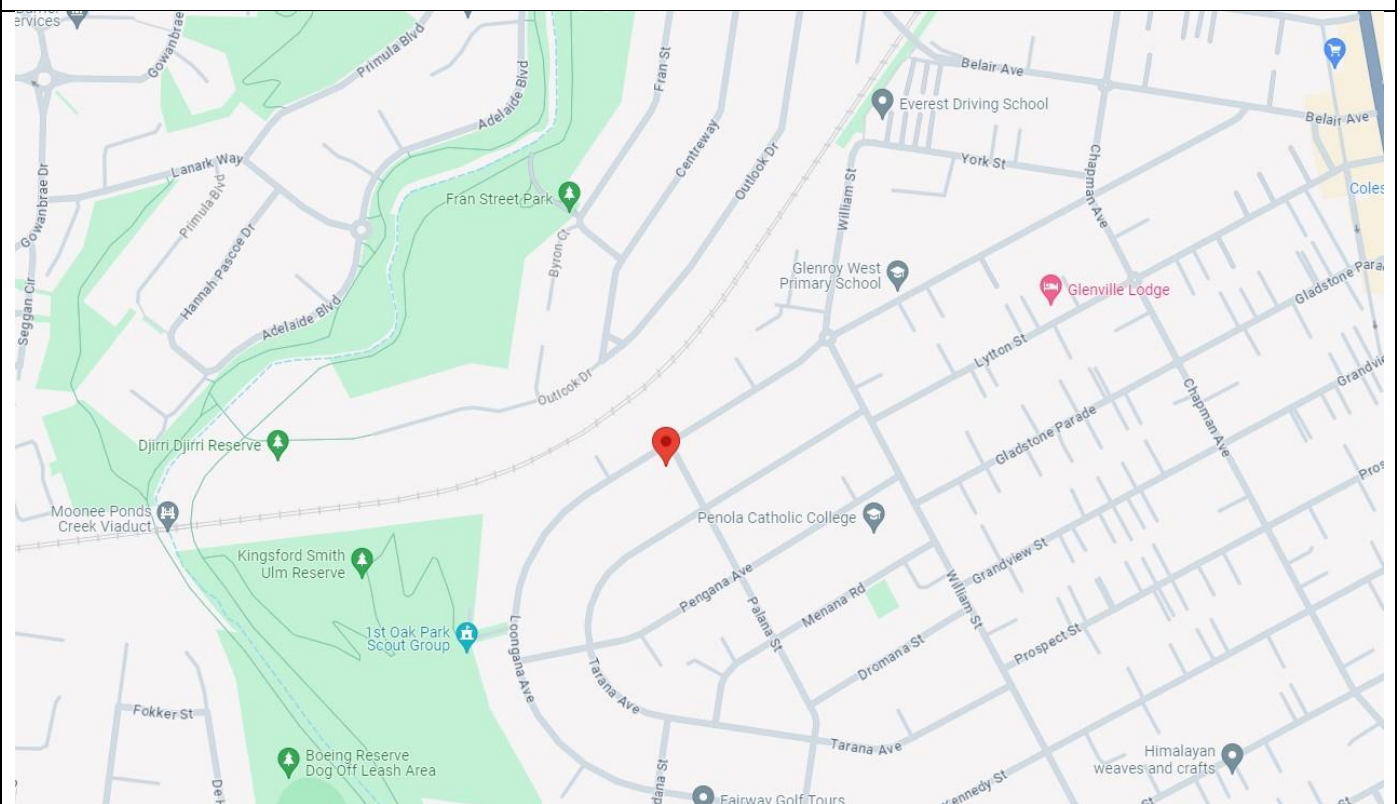
## PROJECT DESCRIPTION & MAPS

This report is submitted to support a planning application for the construction of a double storey side-by-side dual occupancy at 106 Loongana Avenue, Glenroy. In the course of preparing this planning submission the subject site and its environs have been inspected, and the development plans have been reviewed and are commented on.

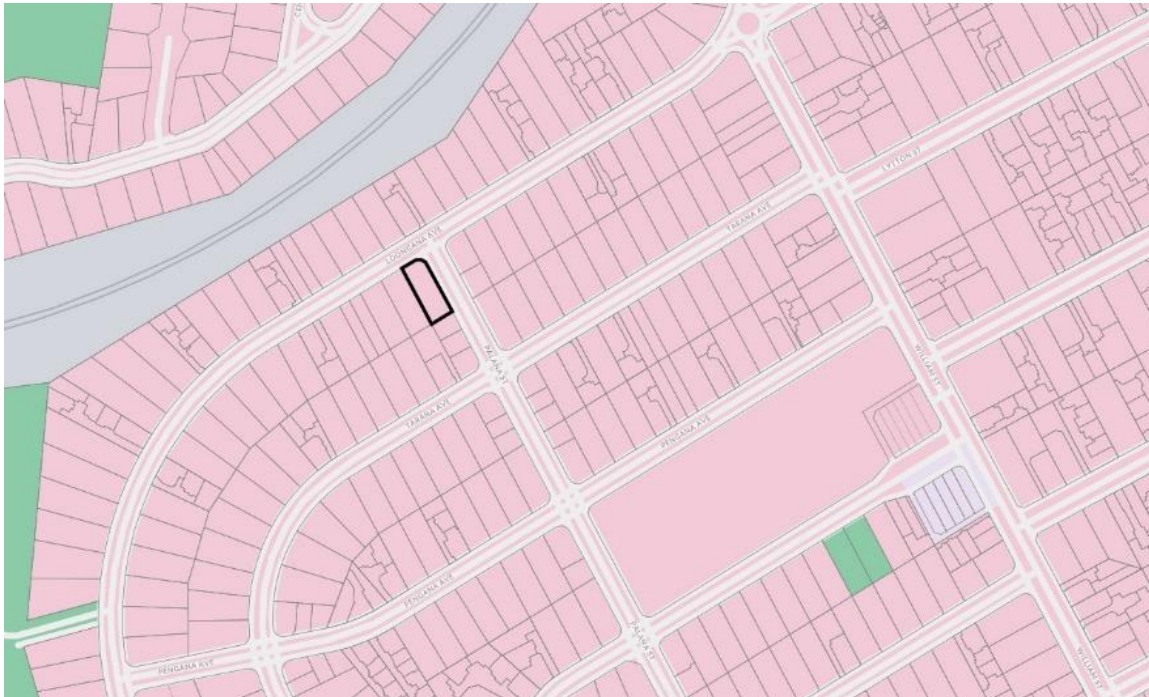
The subject site is occupied by a single storey dwelling and approximately 596m<sup>2</sup>. The site frontage is 8.8m as it presents to Loongana Avenue with a curved corner that then extends along the east 33.23m. This site is ideal for a development such as the proposed.

Pursuant to the Victorian Planning Provisions, the subject site is situated within a Neighbourhood Residential Zone - Schedule 1 (NRZ1) and subject to a [insert overlay]. This planning submission highlights the proposed development's ability to comply with the relevant Clauses, Objectives, and Standards of the Victorian Planning Schemes.

**Figure 1.0 – Location Map**



**Figure 1.1 – Zoning Map**



**Figure 1.2 – Overlay Map**





## DEVELOPMENT SUMMARY

The proposal includes the construction of two double-storey dwellings, each featuring 4 bedrooms, dual living areas and ground floor access to a private courtyard. Vehicle access will be provided via the proposed new concrete crossovers and utilisation of the existing crossover to a single/double garage & tandem parking arrangement where required.

The façade provides a modern presence to the street, incorporating clean lines and contemporary materials to blend seamlessly with the surrounding environment.

### AREAS:

Site Area	596m <sup>2</sup>
Site Coverage	346m <sup>2</sup> (58%)
Permeable Area	167m <sup>2</sup> (28%)
Garden Area	210m <sup>2</sup> (35%)

### SECLUDED PRIVATE OPEN SPACE:

Dwelling 1	70m <sup>2</sup> (111m <sup>2</sup> total POS)
Dwelling 2	66m <sup>2</sup> (87m <sup>2</sup> total POS)

### PARKING ON-SITE:

Dwelling 1	Single Garage + Tandem Space
Dwelling 2	Double Garage

## VPP 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

### Purpose:

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

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

	STANDARD	REQUIREMENT
Minimum street setback	A3 and B2-1	None specified
Site coverage	A5 and B2-5	None specified
Permeability	A6	None specified
Side and rear setbacks	A10	None specified
Walls on boundaries	A11	None specified
Private Open Space	A17 and B3-5	None specified
Front fence height	A20 and B2-8	None specified
Minimum street setback	A3 and B2-1	None specified

## VPP 32.09-4 - CONSTRUCTION OR EXTENSION OF A DWELLING, SMALL SECOND DWELLING OR RESIDENTIAL BUILDING

### MINIMUM GARDEN AREA

An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

#### GARDEN AREA REQUIREMENTS:

400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

**Response:** As this lot is 596m<sup>2</sup> in area requiring 178.8m<sup>2</sup> (30%) of garden area. Garden area is calculated at 210m<sup>2</sup> (35%) therefore meets the requirements of this Clause.

## VPP 32.09 – 7 - CONSTRUCTION AND EXTENSION OF TWO OR MORE DWELLINGS ON A LOT, DWELLING ON COMMON PROPERTY AND RESIDENTIAL BUILDINGS.

### Permit requirement

A permit is required to:

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

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.02-8.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A development of four storeys, excluding a basement, must meet the requirements of Clause 57.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

## **VPP52.06 - CAR PARKING**

### **Purpose**

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

### **VPP52.06-1 SCOPE**

VPP52.06 applies to:

- A new use; or
- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in in Column C of Table 1 in VPP52.06-5 for that use.

### **VPP52.06**

#### **DOES NOT APPLY TO:**

- The extension of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or
- Township Zone; or
- The construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

### **VPP52.06-2 PROVISION OF CAR PARKING SPACES**

Before:

- A new use commences; or
- The floor area or site area of an existing use is increased; or
- An existing use is increased by the measure specified in Column C of Table 1 in VPP52.06-5 for that use.

The number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- On the land; or

- In accordance with a permit issued under VPP52.06-3; or
- In accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under VPP52.063.

#### VPP52.06-3 – PERMIT REQUIREMENT

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This does not apply if:

- A schedule to the Parking Overlay specified that a permit is not required under this Clause; or
- VPP52.06-3A applied.

**Response** – Each dwelling has provided the required carparking space under this clause. No visitor parking is required to be provided on site, and consequently, none has.

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

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

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

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

#### Application –

Application Provisions in this clause apply to an application to the classes of applications specified in clauses:

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

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

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

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

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



**Operation** - The provisions of this clause contain:

- **Objectives** - An objective describes the outcome to be achieved in the completed development.
- **Standards** - A standard contains the requirements to meet the corresponding objective.
  - If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.
  - If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
  - If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
- **Decision Guidelines** – If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

**Requirements** – A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

## VPP 55.01 – APPLICATION REQUIREMENTS

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

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

### VPP 55.01-1 – SITE DESCRIPTION

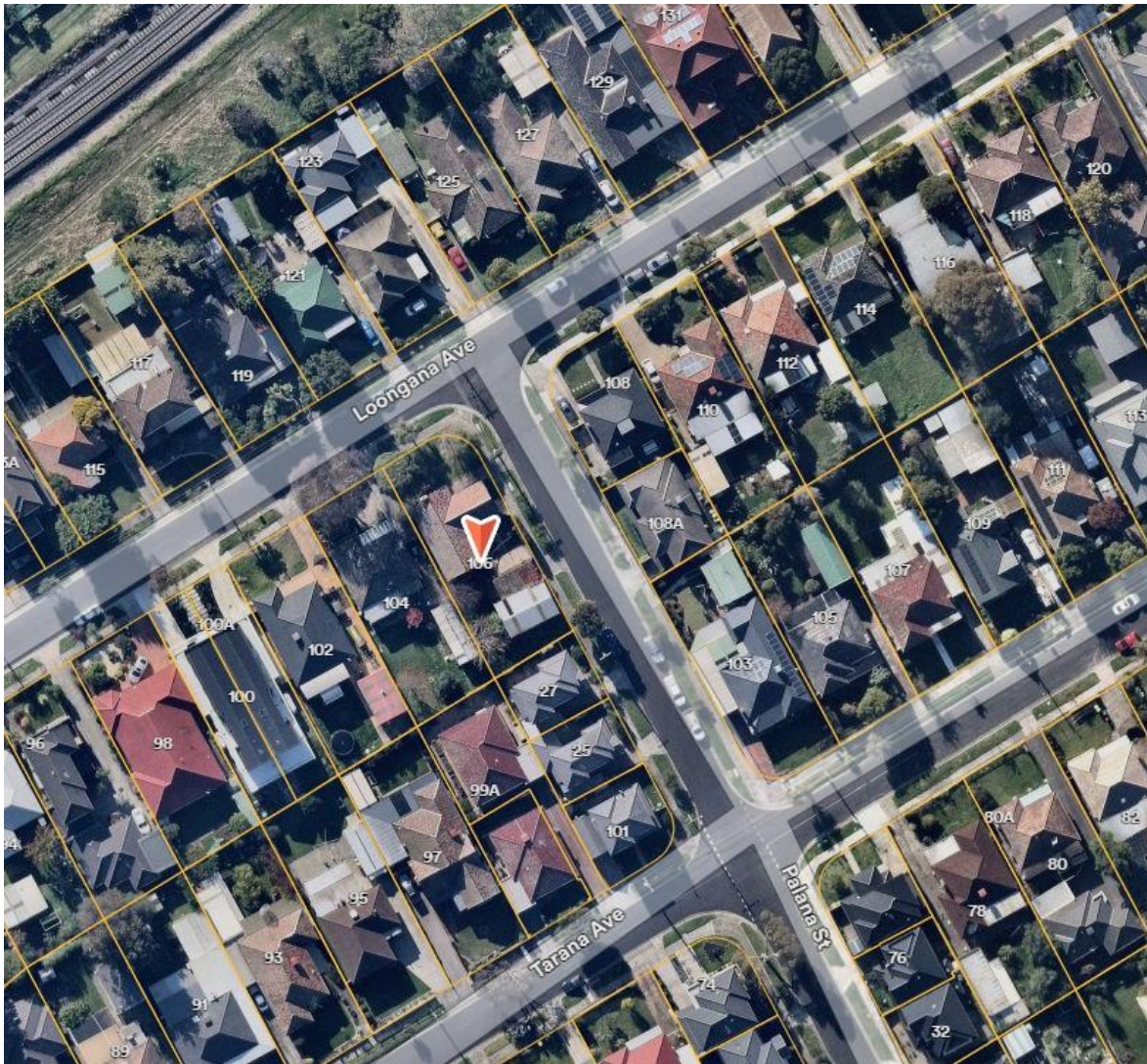
The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- The built form, scale and character of surrounding development including front fencing.
- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.
- Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.

The proposal will supplement housing choice available within the area and as such is in conformity with the purpose of the Neighbourhood Residential Zone and the objectives of urban consolidation (including increased availability and affordability).

The proposal is a site-specific designed development that is respectful of the existing residential form of the streetscape and respects the amenity of adjoining properties.

The proposed dwellings are contemporary in their architectural character while being respectful of existing local character and will make a positive contribution to the neighbourhood and streetscape character of the area.



# CLAUSE 55 WRITTEN STATEMENT

Clause 55.01 includes the following application requirement:

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

If any applicable aspect of a standard is not met, then the development is not deemed to comply with the standard.



**Merri-bek**  
City Council

## VCAT objector appeal rights:

An application is exempt from the review rights of section 82(1) of the Act if all the applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

The written statement is produced by the permit applicant and may not represent Council's final determination on whether a standard is met.

## Mandatory requirements of the zone (NRZ and GRZ)

Requirement <i>Check as applicable</i>	Is this requirement met	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
<b>Building height</b>			
<input type="checkbox"/> NRZ: 9 metres / 2 storeys <input type="checkbox"/> GRZ: 11 metres / 3 storeys <input type="checkbox"/> N/A not in NRZ or GRZ.	<input type="checkbox"/> Yes		No
<b>Garden area</b>			
<input type="checkbox"/> <400 square metres 0% <input type="checkbox"/> 400 – 500: 25% <input type="checkbox"/> 500 – 650: 30% <input type="checkbox"/> 650+: 35% <input type="checkbox"/> N/A not in NRZ or GRZ.	<input type="checkbox"/> Yes		No

## CLAUSE 55.02 - NEIGHBOURHOOD CHARACTER

Standard Check as applicable		Is this standard fully met?	Provide a brief explanation of how the standard is met OR If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal								
<b>Standard B2-1: Street setback objectives</b> 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>Walls of buildings are set back from streets:</p> <p><input type="checkbox"/> 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</p> <p><input type="checkbox"/> If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.</p> <p><b>Table B2-1 Street setback</b></p> <table><tr><th>Development context</th><th>Minimum setback</th></tr><tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td><input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u></td></tr><tr><td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td><input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u></td></tr><tr><td>There is no existing building on either of the abutting allotments</td><td><input type="checkbox"/> 6 metres for streets in a Transport Zone 2  <input type="checkbox"/> 4 metres for other streets.</td></tr></table>		Development context	Minimum setback	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>	There is no existing building on either of the abutting allotments	<input type="checkbox"/> 6 metres for streets in a Transport Zone 2  <input type="checkbox"/> 4 metres for other streets.	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			Yes, if standard not met
Development context	Minimum setback												
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>												
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>												
There is no existing building on either of the abutting allotments	<input type="checkbox"/> 6 metres for streets in a Transport Zone 2  <input type="checkbox"/> 4 metres for other streets.												



facing the same street, and the site is not on a corner.					
The site is on a corner.	<p><b>Setback from front street:</b></p> <p><input type="checkbox"/> If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street existing building on the abutting allotment facing the street</p> <p>or</p> <p><input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u></p> <p>or</p> <p><input type="checkbox"/> If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2</p> <p><input type="checkbox"/> 4 metres for other streets.</p> <p><b>Setback from side street:</b></p> <p><input type="checkbox"/> Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street</p> <p>or</p> <p><input type="checkbox"/> 3 metres, <u>whichever is the lesser.</u></p> <p><input type="checkbox"/> Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street</p> <p>or</p> <p><input type="checkbox"/> 2 metres, <u>whichever is the lesser.</u></p>				
<input type="checkbox"/> Porches, pergolas and verandahs that are less than 3.6 metres high and eaves encroach not more than 2.5 metres into the setbacks of this standard.					
<b>Standard B2-2: Building height objectives</b> To ensure that the height of buildings respond to the existing or preferred neighbourhood character.					

<input type="checkbox"/> 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. <b>OR</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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.				
<b>Standard B2-3: Side and rear setbacks objectives</b> To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.				
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. 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:	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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. <b>OR</b>				
<input type="checkbox"/> 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.				
<input type="checkbox"/> 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.				
<input type="checkbox"/> Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.				
<input type="checkbox"/> 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.				
<b>Standard B2-4: Walls on boundaries objectives</b>				

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.																						
<input type="checkbox"/> 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: <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met																		
<input type="checkbox"/> A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.																						
A building on a boundary includes a building set back up to 200mm from a boundary.																						
<input type="checkbox"/> 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.																						
<b>Standard B2-5: Site coverage objectives</b>																						
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.																						
The site area covered by buildings does not exceed: <ul style="list-style-type: none"> <li><input type="checkbox"/> The maximum site coverage specified in a schedule to the zone; or</li> <li><input type="checkbox"/> If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met																		
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.  <b>Table B2-5 Site coverage</b> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Township Zone</td> <td></td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65 per cent</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Residential Growth Zone</td> <td>70 per cent</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> <td></td> </tr> </tbody> </table>	Zone	Area	Complies	Neighbourhood Residential Zone	60 per cent	<input type="checkbox"/>	Township Zone			General Residential Zone	65 per cent	<input type="checkbox"/>	Residential Growth Zone	70 per cent	<input type="checkbox"/>	Mixed Use Zone						
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General Residential Zone	65 per cent	<input type="checkbox"/>																				
Residential Growth Zone	70 per cent	<input type="checkbox"/>																				
Mixed Use Zone																						

<b>Standard B2-6: Access objectives</b> To ensure the number and design of vehicle crossovers responds to the neighbourhood character.															
The width of accessways or car spaces (other than to a rear lane) does not exceed: <input type="checkbox"/> 33 per cent of the street frontage; or <input type="checkbox"/> 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.			<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met									
<input type="checkbox"/> The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.															
<input type="checkbox"/> 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.															
<b>Standard B2-7: Tree canopy objectives</b> To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.															
<input type="checkbox"/> Provide a minimum canopy cover as specified in Table B2-7.			<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met									
<b>Table B2-7.1 Canopy cover</b> <table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>10% of site area</td> <td><input type="checkbox"/></td> </tr> <tr> <td>More than 1000 square metres</td> <td>20% of site area</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>				Site area	Canopy cover		Complies	1000 square metres or less	10% of site area	<input type="checkbox"/>	More than 1000 square metres	20% of site area	<input type="checkbox"/>		
Site area	Canopy cover	Complies													
1000 square metres or less	10% of site area	<input type="checkbox"/>													
More than 1000 square metres	20% of site area	<input type="checkbox"/>													
Existing trees to be retained meet all of the following:															

- ☐ 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.

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

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

☐ The minimum canopy cover is met using any combination of trees 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. Guidance on tree species to the satisfaction of Merri-bek City Council can be found in the <a href="#">Merri-bek Tree Finder Tool</a>													
<input type="checkbox"/> Existing trees that are retained can be used in calculating canopy cover.													
<b>Standard B2-8: Front fences objective</b> To encourage front fence design that responds to the existing or preferred neighbourhood character.													
A front fence within 3 metres of a street is: <input type="checkbox"/> The maximum height specified in a schedule to the zone, or <input type="checkbox"/> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8  <b>Table B2-8 Maximum front fence height</b> <table border="1" data-bbox="112 651 1252 782"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Street context	Maximum front fence height	Complies	Streets in a Transport Zone 2	2 metres	<input type="checkbox"/>	Other streets	1.5 metres	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
Street context	Maximum front fence height	Complies											
Streets in a Transport Zone 2	2 metres	<input type="checkbox"/>											
Other streets	1.5 metres	<input type="checkbox"/>											

## CLAUSE 55.03 - LIVEABILITY

Standard Check as applicable	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
<b>Standard B3-1: Dwelling diversity objectives</b> To encourage a range of dwelling sizes and types in developments of ten or more dwellings.				
Developments include at least:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A less than 10 dwellings proposed			No
<input type="checkbox"/> One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.				
<input type="checkbox"/> One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.				
<input type="checkbox"/> One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.				
<b>Standard B3-2: Parking location objectives</b> To minimise the impact of vehicular noise within developments on residents.				
<input type="checkbox"/> Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: <ul style="list-style-type: none"> <li>1.5 metres; or</li> <li>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</li> <li>1 metre where window sills are at least 1.5 metres above ground level.</li> </ul> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<b>Standard B3-3: Street integration objectives</b> To integrate the layout of development with the street to support the safety and amenity of residents.				
Where a development fronts a street, a vehicle accessway or abuts public open space: <input type="checkbox"/> 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	<input type="checkbox"/> Yes <input type="checkbox"/> No			No

<input type="checkbox"/> 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. <input type="checkbox"/> Screens or fences provide no more than 25 per cent transparency.				
<input type="checkbox"/> Lighting is provided to all external accessways and paths.				
<input type="checkbox"/> Mailboxes are provided for each dwelling and can be communally located.				
<b>Standard B3-4: Entry objectives</b> To integrate the layout of development with the street to support the safety and amenity of residents.				
Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings				
Each dwelling and each residential building has a ground level entry door that: <input type="checkbox"/> Has a direct line of sight from a street, accessway or shared walkway <input type="checkbox"/> Is not accessed through a garage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			No
<input type="checkbox"/> 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.				
<b>Apartment development and residential building with a shared entry</b> An apartment development and each residential building has:				
<input type="checkbox"/> A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			No
<input type="checkbox"/> An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building.				
<input type="checkbox"/> Shared corridors and common areas have at least one source of natural light and natural ventilation				
<b>Standard B3-5: Private open space objectives</b> To provide adequate private open space for the reasonable recreation and service needs of residents.				
<input type="checkbox"/> A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.	<input type="checkbox"/> Yes			No

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:

- 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.

**Table B3-5 Private open space for a balcony**

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	Complies
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	<input type="checkbox"/>
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	<input type="checkbox"/>
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	<input type="checkbox"/>
	2 bedroom dwelling	8 square metres	2 metres	
	3 bedroom dwelling	12 square metres	2.4 metres	

☐ If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

☐ Where ground level private open space is provided an area for clothes drying is provided.

☐ No

**Standard B3-6: Solar access to open space objectives**

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

<input type="checkbox"/> The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No																								
<b>Standard B3-7: Functional layout objectives</b> To ensure dwellings provide functional areas that meet the needs of residents.																												
Bedrooms: <input type="checkbox"/> Meet the minimum internal room dimensions specified in Table B3-7.1; and  <b>Table B3-7.1 Bedroom dimensions</b>  <table border="1" data-bbox="112 485 1232 616"> <tr> <th>Main bedroom</th> <th>Complies</th> </tr> <tr> <td>Minimum width 3 metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum depth 3.4 metres</td> <td><input type="checkbox"/></td> </tr> </table>  <table border="1" data-bbox="112 654 1232 785"> <tr> <th>All other bedrooms</th> <th>Complies</th> </tr> <tr> <td>Minimum width 3 metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum depth 3metres</td> <td><input type="checkbox"/></td> </tr> </table> <input type="checkbox"/> Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <input type="checkbox"/> Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.  <b>Table B3-7.2 Living area dimensions</b>  <table border="1" data-bbox="112 1011 1232 1142"> <tr> <th>Studio and 1 bedroom dwelling</th> <th>Complies</th> </tr> <tr> <td>Minimum width 3.3 metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum area 10 square metres</td> <td><input type="checkbox"/></td> </tr> </table>  <table border="1" data-bbox="112 1181 1232 1310"> <tr> <th>2 or more bedroom dwelling</th> <th>Complies</th> </tr> <tr> <td>Minimum width 3.6 metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum area 12 square metres</td> <td><input type="checkbox"/></td> </tr> </table>	Main bedroom	Complies	Minimum width 3 metres	<input type="checkbox"/>	Minimum depth 3.4 metres	<input type="checkbox"/>	All other bedrooms	Complies	Minimum width 3 metres	<input type="checkbox"/>	Minimum depth 3metres	<input type="checkbox"/>	Studio and 1 bedroom dwelling	Complies	Minimum width 3.3 metres	<input type="checkbox"/>	Minimum area 10 square metres	<input type="checkbox"/>	2 or more bedroom dwelling	Complies	Minimum width 3.6 metres	<input type="checkbox"/>	Minimum area 12 square metres	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
Main bedroom	Complies																											
Minimum width 3 metres	<input type="checkbox"/>																											
Minimum depth 3.4 metres	<input type="checkbox"/>																											
All other bedrooms	Complies																											
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Minimum width 3.6 metres	<input type="checkbox"/>																											
Minimum area 12 square metres	<input type="checkbox"/>																											
<b>Standard B3-8: Room depth objectives</b> To allow adequate daylight into single aspect habitable rooms.																												



<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<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> <input type="checkbox"/> The room combines the living area, dining area and kitchen; and The kitchen is located furthest from the window; and <input type="checkbox"/> 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 <input type="checkbox"/> 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>				
<b>Standard B3-9: Daylight to new windows objectives</b> To allow adequate daylight into new habitable room windows.				
Dwelling (other than a dwelling in or forming part of an apartment development)				
<input type="checkbox"/> A window in an external wall of the building is provided to all habitable rooms.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<input type="checkbox"/> Habitable rooms in a dwelling have a window that faces: <ul style="list-style-type: none"> <li>• 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</li> <li>• A verandah provided it is open for at least one third of its perimeter; or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>				
Dwelling in or forming part of an apartment development				
<input type="checkbox"/> A window in an external wall of the building is provided to all habitable rooms.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: <input type="checkbox"/> A minimum width of 1.2 metres. <input type="checkbox"/> A maximum depth of 1.5 times the width, measured from the external surface of the window.				

<input type="checkbox"/> A window clear to the sky.				
<b>Standard B3-10: Natural ventilation objectives</b> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.				
Dwelling (other than a dwelling in or forming part of an apartment development)				
Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: <input type="checkbox"/> A maximum breeze path through the dwelling of 18 metres. <input type="checkbox"/> A minimum breeze path through the dwelling of 5 metres. <input type="checkbox"/> Ventilation openings with approximately the same size.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			No
<input type="checkbox"/> The breeze path is measured between the ventilation openings on different orientations of the dwelling.				
Dwelling in or forming part of an apartment development				
At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: <input type="checkbox"/> A maximum breeze path through the dwelling of 18 metres. <input type="checkbox"/> A minimum breeze path through the dwelling of 5 metres. <input type="checkbox"/> Ventilation openings with approximately the same size.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			No
<input type="checkbox"/> The breeze path is measured between the ventilation openings on different orientations of the dwelling.				
<b>Standard B3-11: Storage objectives</b> To provide adequate storage facilities for each dwelling.				
Dwelling (other than a dwelling in or forming part of an apartment development)				
<input type="checkbox"/> Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.	<input type="checkbox"/> Yes <input type="checkbox"/> No      N/A			No
Dwelling in or forming part of an apartment development				

<input type="checkbox"/> Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			No						
<b>Table B3-11 Storage</b>											
<table border="1"> <tr> <th>Studio</th> <th>Complies</th> </tr> <tr> <td>Minimum storage volume 8 cubic metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum storage volume within the dwelling 5 cubic metres</td> <td><input type="checkbox"/></td> </tr> </table>		Studio	Complies	Minimum storage volume 8 cubic metres	<input type="checkbox"/>	Minimum storage volume within the dwelling 5 cubic metres	<input type="checkbox"/>				
Studio	Complies										
Minimum storage volume 8 cubic metres	<input type="checkbox"/>										
Minimum storage volume within the dwelling 5 cubic metres	<input type="checkbox"/>										
<table border="1"> <tr> <th>1 bedroom dwelling</th> <th>Complies</th> </tr> <tr> <td>Minimum storage volume 10 cubic metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum storage volume within the dwelling 6 cubic metres</td> <td><input type="checkbox"/></td> </tr> </table>		1 bedroom dwelling	Complies	Minimum storage volume 10 cubic metres	<input type="checkbox"/>	Minimum storage volume within the dwelling 6 cubic metres	<input type="checkbox"/>				
1 bedroom dwelling	Complies										
Minimum storage volume 10 cubic metres	<input type="checkbox"/>										
Minimum storage volume within the dwelling 6 cubic metres	<input type="checkbox"/>										
<table border="1"> <tr> <th>2 bedroom dwelling</th> <th>Complies</th> </tr> <tr> <td>Minimum storage volume 14 cubic metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum storage volume within the dwelling 9 cubic metres</td> <td><input type="checkbox"/></td> </tr> </table>		2 bedroom dwelling	Complies	Minimum storage volume 14 cubic metres	<input type="checkbox"/>	Minimum storage volume within the dwelling 9 cubic metres	<input type="checkbox"/>				
2 bedroom dwelling	Complies										
Minimum storage volume 14 cubic metres	<input type="checkbox"/>										
Minimum storage volume within the dwelling 9 cubic metres	<input type="checkbox"/>										
<table border="1"> <tr> <th>3 or more bedroom dwelling</th> <th>Complies</th> </tr> <tr> <td>Minimum storage volume 18 cubic metres</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Minimum storage volume within the dwelling 12 cubic metres</td> <td><input type="checkbox"/></td> </tr> </table>		3 or more bedroom dwelling	Complies	Minimum storage volume 18 cubic metres	<input type="checkbox"/>	Minimum storage volume within the dwelling 12 cubic metres	<input type="checkbox"/>				
3 or more bedroom dwelling	Complies										
Minimum storage volume 18 cubic metres	<input type="checkbox"/>										
Minimum storage volume within the dwelling 12 cubic metres	<input type="checkbox"/>										
<b>Standard B3-12: Accessibility for apartment developments objectives</b>											
To ensure the design of dwellings meets the needs of people with limited mobility.											
At least 50 per cent of dwellings in or forming part of an apartment development have:		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A not an apartment development			No						
<input type="checkbox"/> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.											
<input type="checkbox"/> A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.											
<input type="checkbox"/> A main bedroom with access to an adaptable bathroom.											

☐ At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.

**Table B3-12 Bathroom design**

Design Option A		Complies
Door opening	A clear 850mm wide door opening.	<input type="checkbox"/>
Door design	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	<input type="checkbox"/>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2 metres A minimum width of 1 metre by 1.2 metres.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap	<input type="checkbox"/>
Path to circulation area	clear path with a minimum width of 900mm from the door opening to the circulation area.	<input type="checkbox"/>
Shower	A hobless (step-free) shower.	<input type="checkbox"/>
Toilet	A toilet located in the corner of the room.	<input type="checkbox"/>

Design Option B		Complies
Door opening	A clear 820mm wide door opening located opposite the shower.	<input type="checkbox"/>
Door design	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>	<input type="checkbox"/>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1 metres.</li> <li>• The full length of the bathroom and a minimum length of 2.7 metres.</li> </ul>	<input type="checkbox"/>

	<ul style="list-style-type: none"><li>• Clear of the toilet and basin.</li></ul> The circulation area can include a shower area.					
Path to circulation area	Not applicable.	<input type="checkbox"/>				
Shower	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	<input type="checkbox"/>				
Toilet	A toilet located closest to the door opening and clear of the circulation area.	<input type="checkbox"/>				

## CLAUSE 55.04 - EXTERNAL AMENITY

Standard Check as applicable	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
<b>Standard B4-1: Daylight to existing windows objectives</b> To allow adequate daylight into existing habitable room windows.				
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.				
Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.				
<b>Standard B4-2: Existing north-facing windows objectives</b> To allow adequate solar access to existing north-facing habitable room windows.				
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: <input type="checkbox"/> 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. OR	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A no neighbouring existing north facing habitable room windows			Yes, if standard not met
<input type="checkbox"/> 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.				

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.				
<b>Standard B4-3: Overshadowing secluded open space objectives</b> To ensure buildings do not significantly overshadow existing secluded private open space.				
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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.				
<b>Standard B5-4: Overlooking objectives</b> To limit views into existing secluded private open space and habitable room windows.				
<i>In Clause 55.04-4 a habitable room does not include a bedroom.</i>  <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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: <ul style="list-style-type: none"> <li>• Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</li> <li>• Has sill heights of at least 1.7 metres above floor level; or</li> <li>• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul>				



<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"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <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>				
<b>Standard B4-5: Internal views objectives</b> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.				
<p><i>In Clause 55.04-5 a habitable room does not include a bedroom.</i></p> <p><input type="checkbox"/> Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</p> <ul style="list-style-type: none"> <li>• Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li> <li>• Has a sill height of at least 1.7 metres above floor level; or</li> <li>• Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level; or</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul> <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> <li>• A 45 degree horizontal angle from the edge of the new window or balcony.</li> <li>• A 45 degree angle in the downward direction.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<p><input type="checkbox"/> 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>				

## CLAUSE 55.05 – SUSTAINABILITY

Standard Check as applicable	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
<b>Standard B5-1: Permeability and stormwater management objectives</b> To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.				
<input type="checkbox"/> The site area covered by the pervious surfaces is at least 20 percent of the site.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<input type="checkbox"/> The development includes a stormwater management system designed to: <ul style="list-style-type: none"><li>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:<ul style="list-style-type: none"><li>Suspended solids 80% reduction in mean annual load.</li><li>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</li><li>Litter 70% reduction of mean annual load.</li></ul></li></ul>				
<input type="checkbox"/> Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.				
<b>Standard B5-2: Overshadowing domestic solar energy systems objectives</b> 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.				
<input type="checkbox"/> Any part of a new building that will reduce the sunlight at any time between 9am and 4pm on 2 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A not in NRZ or GRZ.			Yes, if standard not met
<b>Standard B5-3: Rooftop solar energy generation area objectives</b> To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.				

<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"> <li><input type="checkbox"/> Has a minimum dimension of 1.7 metres.</li> <li><input type="checkbox"/> Has a minimum area in accordance with Table B5-3.</li> <li><input type="checkbox"/> Is oriented to the north, west or east.</li> <li><input type="checkbox"/> Is positioned on the top two thirds of a pitched roof.</li> <li><input type="checkbox"/> Can be a contiguous area or multiple smaller areas.</li> <li><input type="checkbox"/> 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.</li> </ul> <p>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A apartments or residential building			No											
<p><b>Table B5-3 Minimum rooftop solar energy generation area</b></p> <table border="1"> <tr> <td data-bbox="94 767 683 815">1 bedroom dwelling</td> <td data-bbox="683 767 1263 815">Complies</td> </tr> <tr> <td data-bbox="94 815 683 863">Minimum roof area 15 square metres</td> <td data-bbox="683 815 1263 863"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="94 895 683 943">2 or 3 bedroom dwelling</td> <td data-bbox="683 895 1263 943">Complies</td> </tr> <tr> <td data-bbox="94 943 683 991">Minimum roof area 26 square metres</td> <td data-bbox="683 943 1263 991"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="94 1023 683 1070">4 or more bedroom dwelling</td> <td data-bbox="683 1023 1263 1070">Complies</td> </tr> <tr> <td data-bbox="94 1070 683 1118">Minimum roof area 34 square metres</td> <td data-bbox="683 1070 1263 1118"><input type="checkbox"/></td> </tr> </table>		1 bedroom dwelling	Complies		Minimum roof area 15 square metres	<input type="checkbox"/>	2 or 3 bedroom dwelling	Complies	Minimum roof area 26 square metres	<input type="checkbox"/>	4 or more bedroom dwelling	Complies	Minimum roof area 34 square metres	<input type="checkbox"/>	
1 bedroom dwelling	Complies														
Minimum roof area 15 square metres	<input type="checkbox"/>														
2 or 3 bedroom dwelling	Complies														
Minimum roof area 26 square metres	<input type="checkbox"/>														
4 or more bedroom dwelling	Complies														
Minimum roof area 34 square metres	<input type="checkbox"/>														
<p><b>Standard B5-4: Solar protection to new north-facing windows objective</b>  To encourage external shading of north facing windows to minimise summer heat gain.</p>															
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No											
<p><b>Standard B5-5: Waste and recycling objectives</b>  To ensure dwellings are designed to facilitate waste recycling.</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.  
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

**Dwellings (other than a dwelling in or forming part of an apartment development)**

- ☐ 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.

- ☐ Yes  
☐ No  
☐ N/A

**Table B5-5.1 Bin Storage**

Individual bin storage area for dwelling	Complies
Minimum area 1.8 square metres	<input type="checkbox"/>
Minimum depth 0.8 metres	<input type="checkbox"/>
Minimum height 1.8 metres	<input type="checkbox"/>

Shared bin storage area for 3 dwellings of less	Complies
Minimum area 5.4 square metres	<input type="checkbox"/>
Minimum depth 0.8 metres	<input type="checkbox"/>
Minimum height 1.8 metres	<input type="checkbox"/>

Shared bin storage area for 4 dwellings or more dwellings	Complies
Minimum area of 1 square metre per dwelling plus 4 square metres	<input type="checkbox"/>
Minimum depth 0.8 metres	<input type="checkbox"/>
Minimum height 1.8 metres	<input type="checkbox"/>

If the development includes a shared bin storage area:

The shared bin storage area:

- ☐ Is located within 40 metres of a kerbside collection point.  
☐ Includes a tap for bin washing.

☐ There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

☐ 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.

☐ Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

No

## Dwellings in or forming part of an apartment development

☐ The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

☐ Yes  
☐ No  
☐ N/A

**Table B5-5.2 Apartment bin storage**

15 dwellings or less	Complies
Minimum area 0.7 square metres per dwelling in a shared waste storage area	<input type="checkbox"/>
Minimum depth 0.8 metres	<input type="checkbox"/>
Minimum height 2.7 metres.	<input type="checkbox"/>

16 to 55 dwellings	Complies
Minimum area 0.5 square metres per 1 dwelling, plus 5 square metres in a shared waste storage area	<input type="checkbox"/>
Minimum depth 1 metre	<input type="checkbox"/>
Minimum height 2.7 metres.	<input type="checkbox"/>

56 or more dwellings	Complies
Minimum area 0.5 square metres per 1 dwelling, plus 5 square metres in a shared waste storage area	<input type="checkbox"/>
Minimum depth 1 metre	<input type="checkbox"/>
Minimum height 2.7 metres.	<input type="checkbox"/>

☐ Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
- A mechanical exhaust ventilation system.

☐ A tap and drain is provided to wash bins.

☐ A continuous path of travel is provided from each dwelling to bin storage areas.

☐ Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

### Standard B5-6: Noise impact objectives

To minimise the impact of mechanical plant noise located in the development.

No

<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No									
<b>Standard B5-7: Energy efficiency for apartment developments objectives</b> To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.													
Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.  <b>Table B5-7 NatHERS annual cooling load</b> <table border="1" data-bbox="112 564 1252 727"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M2 per annum</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Complies	Climate zone 21 Melbourne	30	<input type="checkbox"/>	Climate zone 60 Tullamarine	22	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A not an apartment development			No
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Complies											
Climate zone 21 Melbourne	30	<input type="checkbox"/>											
Climate zone 60 Tullamarine	22	<input type="checkbox"/>											