

**PLANNING APPLICATION 2021-048 - 200-204 POINT LONSDALE ROAD POINT LONSDALE**

**APPENDIX 1:**

**Clause 55 assessment**

An assessment of the proposal against the requirements of Clause 55 is below:

<p><b>55.02-1</b> <b>Neighbourhood character objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p><b>Standard B1</b></p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p><b>Complies</b></p> <p>The buildings provide for a contemporary building form which responds to the streetscape and surrounding development in terms of scale and setback.</p>
<p><b>55.02-2</b> <b>Residential policy objectives</b></p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p><b>Standard B2</b></p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p><b>Complies</b></p> <p>As set out above, the application complies with the planning policy framework.</p>
<p><b>55.02-3</b> <b>Dwelling diversity objective</b></p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p><b>Standard B3</b></p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <p>§ Dwellings with a different number of bedrooms.</p>	<p><b>Complies</b></p> <p>A diversity of dwellings is proposed. The dwellings are either an apartment unit style consisting of two bedrooms and living areas that are at first floor level above a proposed retail</p>

	<p>§ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</p>	<p>ground floor or are townhouses consisting of two bedrooms accessed at ground floor level, with living areas and an additional bedroom at first floor level</p>
<p><b>55.02-4</b> <b>Infrastructure objectives</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p><b>Standard B4</b></p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p><b>Complies</b></p> <p>The proposed dwellings will be connected into existing services within the area and will not result in any unreasonable impact on service capacity..</p>
<p><b>55.02-5</b> <b>Integration with the street objectives</b></p> <p>To integrate the layout of development with the street.</p>	<p><b>Standard B5</b></p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p><b>Complies</b></p> <p>The design provides for significant integration with both street frontages responding to the context of the street and the proposed use of the development . Access exist to both streets and commercial uses or dwellings are fronting the streets.</p>
<p><b>55.03-1</b> <b>Street setback objective</b></p> <p>To ensure that the setbacks of buildings from a street respect the existing or</p>	<p><b>Standard B6</b></p> <p>If the site is on a corner: Minimum setback from front street:</p>	<p><b>Variation required</b></p>

<p>preferred neighbourhood character and make efficient use of the site.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>Front walls of new development fronting the side street of a corner site should be 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 or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> <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>The development si setback from point Lonsdale consistent with the standrd with a setback over 12 metres. Setbacks of dwellings to Lawrence Road is generally consistent with 3 metre requirement with setbacks between 2.1 metres, 3.21 metres and 4.3 metres. Part of the retail building with dwelling above will abut the Lawrence Road frontage but this variation is supported given the MUZ and other setbacks provided.</p>
<p><b>55.03-2</b> <b>Building height objectives</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p><b>Standard B7</b> The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.  If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum</p>	<p><b>Complies</b> The maximum building height is 8.5 metres or below.</p>

	<p>building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	
<p><b>55.03-3</b> <b>Site coverage objective</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>	<p><b>Standard B8</b></p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p><b>Complies</b></p> <p>The development complies with the maximum site coverage requirement of 60% as it proposes a total of 42.5% site coverage.</p>
<p><b>55.03-4</b> <b>Permeability objectives and stormwater management</b></p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p><b>Standard B9</b></p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p><b>Complies</b></p> <p>Permeable surfaces assisting in on site stormwater filtration and exceeding the 20% requirement of this standard exist on site.</p> <p>A STORM assessment indicates that a 2000 litre tank is required for each dwelling and 4000 litre tank for the commercial building.</p>
<p><b>55.03-5</b> <b>Energy efficiency objectives</b></p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p><b>Standard B10</b></p> <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>§ Oriented to make appropriate use of solar energy.</li> <li>§ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining</li> </ul>	<p><b>Complies</b></p> <p>The lot is orientated to maximise the use of solar energy and the proposed design demonstrates a layout that provides maximum solar access to open space, balconies, rooftop terraces and living areas.</p>

	<p>lots is not unreasonably reduced.</p> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	
<p><b>55.03-6</b> <b>Open space objective</b></p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p><b>Standard B11</b></p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>§ Be substantially fronted by dwellings, where appropriate.</li> <li>§ Provide outlook for as many dwellings as practicable.</li> <li>§ Be designed to protect any natural features on the site.</li> <li>§ Be accessible and useable.</li> </ul>	<p><b>Complies</b></p> <p>The development provides for communal open space areas and private open space areas. The communal open space is well integrated with the development with four units and the apartment entrance fronting on to this area.</p>
<p><b>55.03-7</b> <b>Safety objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p><b>Standard B12</b></p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p><b>Complies</b></p> <p>The development is designed to provide for the safety and security of visitors and all entrances are clearly visible from the street or internal spaces with appropriate levels of surveillance and transparency.</p>
<p><b>55.03-8</b> <b>Landscaping objectives</b></p>	<p><b>Standard B13</b></p>	<p><b>Complies</b></p>

<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>§ Protect any predominant landscape features of the neighbourhood.</li> <li>§ Take into account the soil type and drainage patterns of the site.</li> <li>§ Allow for intended vegetation growth and structural protection of buildings.</li> <li>§ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>§ Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>No vegetation removal is required and additional landscaping is proposed as part of the new buildings.</p>
<p><b>55.03-9</b></p> <p><b>Access objectives</b></p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p><b>Standard B14</b></p> <p>Accessways should:</p> <ul style="list-style-type: none"> <li>§ Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>§ Be designed to ensure vehicles can exit a development in a forwards direction if the</li> </ul>	<p><b>Complies</b></p> <p>The width of the accessway on Lawrence Road will be 4.4 metres wide and provide for single lane entry at 8.6% of the Lawrence Road frontage. The width of the accessway on Point Lonsdale Road is 4 metres near the north west corner of the site, at approximately 8.2% of the Point Lonsdale frontage.</p>

	<p>access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</p> <p>§ Be at least 3 metres wide.</p> <p>§ Have an internal radius of at least 4 metres at changes of direction.</p> <p>§ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long   the access way serves ten or more spaces and connects to a road in a Road Zone.</p> <p>The width of accessways or car spaces should not exceed:</p> <p>§ 33 per cent of the street frontage, or</p> <p>§ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</p> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	
<p><b>55.03-10</b></p> <p><b>Parking location objectives</b></p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the</p>	<p><b>Standard B15</b></p> <p>Car parking facilities should:</p> <p>§ Be reasonably close and convenient to dwellings and residential buildings.</p> <p>§ Be secure.</p>	<p><b>Complies</b></p> <p>Convenient, safe and secure car parking is provided for on site.</p>

<p>development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>§ Be designed to allow safe and efficient movements within the development.</p> <p>§ Be well ventilated if enclosed.</p> <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	
<p><b>55.04-1</b></p> <p><b>Side and rear setbacks objective</b></p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard B17</b></p> <p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p><b>Complies</b></p> <p>The setbacks of the building generally comply with the standards. Unit 1 dwelling at ground level is setback 1.955m from the northern site boundary and 2.05m at first floor level. A significant portion of the building on this boundary is contained within the side setback envelope with a small encroachment, approximately 0.5m from the proposed 1.7m screening to prevent overlooking from the roof terrace area.</p>
<p><b>55.04-2</b></p>	<p><b>Standard B18</b></p>	<p><b>Complies</b></p>



<p><b>Walls on boundaries objective</b></p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <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>§ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>No walls on the adjacent residential boundaries are proposed.</p>
<p><b>55.04-3</b></p>	<p><b>Standard B19</b></p>	<p><b>Complies</b></p>

<p><b>Daylight to windows objective</b></p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</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>	<p>Lights courts per the standard are maintained for adjoining dwellings.</p>
<p><b>55.04-4 North facing windows objective</b></p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p><b>Standard B20</b></p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p><b>N/A</b></p> <p>There are no north facing windows within three metres of the site.</p>

<p><b>55.04-5</b></p> <p><b>Overshadowing open space objective</b></p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p><b>Standard B21</b></p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p><b>Complies</b></p> <p>No overshadowing occurs to adjacent properties contrary to the standard.</p>
<p><b>55.04-6</b></p> <p><b>Overlooking objective</b></p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p><b>Standard B22</b></p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony,</p>	<p><b>Complies</b></p> <p>Windows facing towards the northern boundary at Unit 1 have a sill height of 2 metres, preventing direct views into the SPOS and habitable room windows. Windows facing the eastern boundary are setback at least 9 metres from the boundary and do not have short direct views into neighbouring SPOS. First floor windows for Unit 7 have limited direct views into SPOS of the dwellings to the east through the provision of vertical louvres which are fixed to the outside of the bedroom window. Apartment 8 has two clear glazing habitable room windows that have direct views to the SPOS of the existing dwellings to the north. The bedroom windows are high level windows with sill heights of</p>

	<p>terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>§ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>§ Have sill heights of at least 1.7 metres above floor level.</li> <li>§ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>§ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 5 per cent transparent.</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 should be:</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>	<p>1700mm and therefore no overlooking results.</p>
<p><b>55.04-7</b></p>		

<p><b>Internal views objective</b></p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p><b>Standard B23</b></p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p><b>Complies</b></p> <p>The development has been designed to limit the internal views from balconies and windows to lower level SPOS within the development. This is achieved through the use of 1.7m screening around roof terrace areas, louvres and recessed balconies.</p>
<p><b>55.04-8</b></p> <p><b>Noise impacts objective</b></p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p><b>Standard B24</b></p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p><b>Complies</b></p> <p>Noise from the waste areas of the commercial uses has been enclosed and separated from the residential uses.</p>
<p><b>55.05-1</b></p> <p><b>Accessibility objective</b></p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p><b>Standard B25</b></p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p><b>Complies</b></p> <p>The buildings provide for facilities at ground level and can be converted in the future to include additional facilities.</p>
<p><b>55.05-2</b></p> <p><b>Dwelling entry objective</b></p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p><b>Standard B26</b></p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> <li>§ Be visible and easily identifiable from streets and other public areas.</li> <li>§ Provide shelter, a sense of personal address and a</li> </ul>	<p><b>Complies</b></p> <p>All entries are clearly visible and allow for a sense of address.</p>

	transitional space around the entry.	
<p><b>55.05-3</b></p> <p><b>Daylight to new windows objective</b></p> <p>To allow adequate daylight into new habitable room windows.</p>	<p><b>Standard B27</b></p> <p>A window in a habitable room should be located to face:</p> <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>	<p><b>Complies</b></p> <p>All habitable room windows face an outdoor space of the required dimensions, allowing light into habitable rooms.</p>
<p><b>55.05-4</b></p> <p><b>Private open space objective</b></p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p><b>B28</b></p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.</p> <p>If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>§ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>§ A balcony of 8 square metres with a minimum width of 1.6 metres and</li> </ul>	<p><b>Complies</b></p> <p>Dwelling 1-7 exceed the open space requirements with ground floor open spaces of 57m<sup>2</sup>, balcony of 6m<sup>2</sup> and a rooftop terrace area of 23m<sup>2</sup>. The balcony requirements for the shop-top housing also exceed the standard with 16.4m<sup>2</sup> at roof top level and west facing front balconies of approximately 12m.</p>

	<p>convenient access from a living room, or</p> <p>§ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>	
<p><b>Clause 55.05-5</b> <b>Solar Access to Open Space</b></p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p><b>Standard B29</b></p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2+0.9h)</math> metres, where 'h' is the height of the wall.</p>	<p><b>Complies</b></p> <p>Areas of private open space have access to northern sunlight.</p>
<p><b>Clause 55.05-6</b> <b>Storage</b></p> <p>To provide adequate storage facilities for each dwelling.</p>	<p><b>Standard B30</b></p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p><b>Complies</b></p> <p>Storage areas are provided for each dwelling in the basement and can be included in the courtyards.</p>
<p><b>Clause 55.06-1</b> <b>Design Detail</b></p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p><b>Standard B31</b></p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>§ Façade articulation and detailing,</li> <li>§ Window and door proportions,</li> <li>§ Roof form, and</li> <li>§ Verandahs, eaves and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p><b>Complies</b></p> <p>The proposed buildings include roof forms and window/door proportions consistent with the mix of dwellings styles in the area.</p>
<p><b>Clause 55.06-2</b> <b>Front Fences</b></p>	<p><b>Standard B32</b></p>	<p><b>Complies</b></p>

<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <p>§ Streets in a Road Zone, Category 1: 2 metres.</p> <p>§ Other streets: 1.5 metres.</p>	<p>A 1.2 metre high front fence is proposed to Lawrence Road.</p>
<p><b>Clause 55.06-3 Common Property</b></p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p><b>B33</b></p> <p>Development should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p><b>Complies</b></p> <p>The common property areas are defined and will be managed by a future owners corporation.</p>
<p><b>Clause 55.06-4 Site Services</b></p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p><b>B34</b></p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p><b>Complies</b></p> <p>Bin store areas are contained within an enclosed space and have convenient access by residents. Letterboxes are located on the south side of the property adjacent to the pedestrian entry to provide convenience to Australia Post and residents.</p>



**APPENDIX 2:**

**Design and Development Overlay Schedule 3 (DDO3) assessment**

An assessment of the application against the requirements of the DDO3 is detailed below:

	<i>Requirement</i>	<i>Proposed</i>
<i>Building Height</i>	Maximum two storey and 8.5 metres above natural ground level	The buildings have a height of 8.5 metres to screens but the building sit lower in most cases.
<i>Building Setbacks</i>	<p>The front setback should be at least 6 metres, or may match the setback of adjacent buildings or be between their setbacks (where they are setback different distances), whichever is the lesser.</p> <p>Side and rear setbacks are to be a minimum of 1.2 metres for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.92 metres for a two storey building with a wall height of up to 6.0 metres (i.e. an additional 100 millimetres setback for every 300 millimetres above 3.6 metres).</p>	<p>The setback to Point Lonsdale Road is over 12 metres.</p> <p>The side and rear setbacks are consistent with the standard.</p>
	<p>Buildings should not be built on side and rear boundaries, except where:</p> <p>The building is sited alongside an existing building on an adjoining property which is built on the boundary.</p> <p>The proposed building replaces an existing building which is sited closer than 1.2 metres from the side or rear boundary.</p> <p>An outbuilding, garage or carport should not be constructed on a boundary,</p>	<p>The only wall to a boundary is for the commercial development to Lawrence Road. No walls on adjacent residential boundaries are proposed.</p>

	<p>except in the following circumstances:</p> <p>The building height on the boundary does not exceed 3.6 metres.</p> <p>The average height of the wall does not exceed 3 metres.</p> <p>The length of the wall on the boundary is not greater than 10 metres.</p>	
<p><i>Site Coverage</i></p>	<p>Buildings should not occupy more than 40% of the area of a site.</p>	<p>The existing building plus the proposed extension will have a site coverage of 42.5%. It is noted that the DDO3 states the standards are designed for standard residential areas and may not be applicable in non-residential and commercial areas. Given the Mixed Use Zone a minor variation in the standard is considered appropriate.</p>