

## Assessment Table 2 - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Refer to Clause 55 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<b>B1</b> <b>Neighbourhood Character</b> Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	1. Appropriate design response to the neighbourhood and site.	✓ Complies – whilst the design could be amended to better “fit” within the landscape, it is considered that there is no established or existing neighbourhood character in the immediate vicinity of the site. There are dwellings of similar size, bulk, scale and design in the immediate vicinity and then there are others that have more traditional hipped or gabled roofs and are of single storey.
	2. Design respects the existing or preferred neighbourhood character & responds to site features.	✓ Complies – see above comment.
<b>B2</b> <b>Residential Policy</b> Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	3. Application to be accompanied by written statement that explains consistency with relevant housing policy in SPPF, LPPF, MSS and local planning policies.	* Does not comply – whilst Council accepts that the proposal is consistent with some of the relevant SPPF and LPPF, it is considered that it is not consistent with a number of them as well. See comments in delegate’s report regarding specific clauses.
<b>B3</b> <b>Dwelling Diversity</b> Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	4. Developments of ten or more dwellings to provide for: <ul style="list-style-type: none"> <li>■ Dwellings with a different number of bedrooms.</li> <li>■ At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	- N/A

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<b>B4</b> <b>Infrastructure</b> Provides appropriate utility services and infrastructure without overloading the capacity.	5. Connection to reticulated sewerage, electricity, gas and drainage services.	* Does not comply – the site does not have access to reticulated water and sewer. However, it is considered that the proposal can provide alternate means of potable water and treatment of waste water
	6. Capacity of infrastructure and utility services should not be exceeded unreasonably.	✓ Complies
	7. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	- N/A
<b>B5</b> <b>Integration with the Street</b> Integrate the layout of development with the street.	8. Development orientated to front existing and proposed streets.	✓ Complies
	9. Vehicle and pedestrian links that maintain and enhance local accessibility.	✓ Complies
	10. High fences in front of dwellings should be avoided if practicable.	* Does not comply – the proposal incorporates high fences in front of both dwelling that front both streets. However, they are proposed to be significantly screened by existing and proposed landscaping.
	11. Development next to public open space should be laid out to complement the open space.	✓ Complies – the development adjoins Coastal Crown Land. It is not traditional active public open space.
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<b>B6</b> <b>Street Setback</b> The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	12. Walls of buildings should be set back from streets: <ul style="list-style-type: none"> <li>■ at least the distance specified in the schedule to the zone, or</li> <li>■ If no distance is specified in the schedule to the zone setbacks should be as set out below.</li> </ul> <i>Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i>	✓ Complies
	13. Existing building on both the abutting allotments facing the same street & site is not on a corner.  Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	14. Existing building + vacant site either side of the subject site facing the same street & site is not on a corner Min front Setback = same setback of front wall of existing building or 9m, whichever is the lesser.	✓ <b>Complies</b>
	15. The site is on a corner Min side setback for front walls = Same setback of existing building or 9m, whichever is the lesser. If no building 6m for streets in a RDZ1 and 4m for other. Min side setback for side walls = same setback of existing building or 3m, whichever is the lesser.	- <b>N/A</b>
	16. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner Min front Setback = 6m in RDZ1 & 4m for other stes.	- <b>N/A</b>
<b>B7</b> <b>Building Height</b> Building height should respect the existing or preferred neighbourhood character.	17. The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.	✓ <b>Complies</b>
	18. Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.	✓ <b>Complies</b>
	19. Changes of building height between new and existing should be graduated.	✗ <b>Does not comply – the adjoining dwellings are single storey</b>
<b>B8</b> <b>Site Coverage</b> Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	20. The site area covered by buildings should not exceed: <ul style="list-style-type: none"> <li>■ The max site coverage specified in the schedule to the zone, or</li> <li>■ If no max site coverage is specified 60%</li> </ul>	✓ <b>Complies</b>

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<b>B9</b> <b>Permeability</b> Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	21. At least 20% of the site should not be covered by impervious surfaces	✓ <b>Complies</b>
<b>B10</b> <b>Energy Efficiency</b> Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.	22. Orientation of buildings should make appropriate use of solar energy.	✓ <b>Complies</b>
	23. Siting and design of buildings should not reduce the energy efficiency of buildings on adjoining lots.	✓ <b>Complies</b>
	24. If practicable the living areas and private open space are to be located on the north side.	✓ <b>Complies</b>
	25. Solar access for north-facing windows should be maximised.	✓ <b>Complies</b>
<b>B11</b> <b>Open Space</b> Integrate layout of development with any public and communal open space provided in or adjacent to the development.	26. Public open spaces should: <ul style="list-style-type: none"> <li>■ Be substantially fronted by dwellings.</li> <li>■ Provide outlook for dwellings.</li> <li>■ Be designed to protect natural features.</li> <li>■ Be accessible and usable.</li> </ul>	- <b>N/A</b>
<b>B12</b> <b>Safety</b> Layout to provide safety and security for residents and property.	27. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.	✓ <b>Complies in part – entrances to dwellings are visible from internal access ways but not easily visible from the street</b>
	28. Planting should not create unsafe spaces along streets and accessways	✓ <b>Complies</b>
	29. Good lighting, visibility and surveillance of car parks and internal accessways.	✓ <b>Complies in part – see comment above</b>
	30. Protection of private spaces from inappropriate use as public thoroughfares.	✓ <b>Complies</b>
<b>B13</b> <b>Landscaping</b> To provide appropriate landscaping To encourage:	31. Landscape layout and design should: <ul style="list-style-type: none"> <li>■ Protect 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 veg. 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>	✓ <b>Complies</b>

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<ul style="list-style-type: none"> <li>Development that respects the landscape character of the neighbourhood.</li> <li>Development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>The retention of mature vegetation on the site.</li> </ul>	32. Development should: <ul style="list-style-type: none"> <li>Provide for the retention or planting of trees, where these are part of the character of neighbourhood.</li> <li>Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> </ul>	✓ Complies
	33. Landscape design should specify landscape themes, vegetation location & species, paving & lighting.	✓ Complies in part. The landscape plan is not particularly detailed to each individual tree but on sites with thick shrubs it can be difficult to identify all vegetation individually.
<b>B14</b> <b>Access</b> Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.	34. Accessways should provide: <ul style="list-style-type: none"> <li>Safe, convenient and efficient vehicle movements and connections to the street network</li> <li>Designed to ensure that vehicles can exit in a forward direction if the accessway serves more than 5 car spaces, 3 or more dwellings or connects to a road in a Road Zone.</li> <li>A width of at least 3m.</li> <li>An internal radius of at least 4m at changes of direction.</li> <li>A passing area at the entrance that is at least 5m wide and 7m long if the accessway serves 10 or more car spaces and connects to a road in a Road Zone.</li> </ul>	✓ Complies
	35. The width of the accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>33% of the street frontage; or</li> <li>40% if the width of the street frontage is less than 20m.</li> </ul>	✓ Complies
	36. For each dwelling fronting a street, only one single width crossover should be provided.	✓ Complies
	37. The location of crossovers will maximise the retention of on-street car parking spaces.	✓ Complies
Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	38. Access points to a road in Road Zones to be minimised.	- N/A
	39. Access for service, emergency and delivery vehicles must be provided.	✓ Complies

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<b>B15</b> <b>Parking Location</b> Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.	40. Car parking facilities should be: <ul style="list-style-type: none"> <li>■ Close and convenient to dwellings.</li> <li>■ Secure.</li> <li>■ Designed to allow safe and efficient movements.</li> <li>■ Well ventilated if enclosed.</li> <li>■ Broken up with trees and buildings or different surface treatments (applicable to Large Parking Areas.)</li> </ul>	✓ Complies
	41. Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	✓ Complies
<b>B16 – Deleted</b> <b>See Clause 52.06 Parking Provisions</b>	Clause 52.06-5 Table 1 Car parking for residents to be provided as follows: <ul style="list-style-type: none"> <li>■ 1 car space for each 1 or 2 bedroom dwelling, plus</li> <li>■ 2 spaces for each 3 or more bedroom dwelling with with studies or studios that are separate rooms counted as a bedrooms), plus</li> <li>■ 1 space for visitors to every 5 dwellings, for developments of 5 or more dwellings</li> </ul>	✓ Complies
<b>Design standard 1 – Accessways</b>	Clause 52.06-8 <u>Accessways</u> must: <ul style="list-style-type: none"> <li>• Be at least 3 metres wide.</li> <li>• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.</li> <li>• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.</li> <li>• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.</li> <li>• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.</li> <li>• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.</li> <li>• Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of</li> </ul>	✓ Complies

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	<p>pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.</p> <ul style="list-style-type: none"><li>• If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</li><li>• If entry to the car space is from a road, the width of the accessway may include the road.</li></ul>				
Table 2: Minimum dimensions of car parking spaces and accessways	Minimum car park and accessway <u>dimensions</u> met:				
	Angle of Parking	Accessway width (m)	Car space width (m)	Car space length (m)	✓ Complies
	Parallel	3.6	2.3	6.7	
	45	3.5	2.6	4.9	
	60	4.9	2.6	4.9	
	90	6.4	2.6	4.9	
		5.8	2.8	4.9	
		5.2	3.0	4.9	
		4.8	3.2	4.9	
	The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).				
	A building may project into a car space, if it is at least 2.1m above the space.				- N/A
	Car spaces provided in a garage, carport or otherwise constrained by walls should be: <ul style="list-style-type: none"><li>■ One space: 6m long + 3.5m wide.</li><li>■ Two spaces: 6m long + 5.5m wide measured inside the garage or carport.</li></ul>				✓ Complies

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	- N/A
	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	- N/A
<b>B17</b> <b>Side and Rear Setbacks</b> <b>Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</b>	42. A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> <li>At least the distance specified in the schedule to the zone, or</li> <li>1m+ 0.3m 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.</li> </ul> <b>(refer Diagram B1 for more detail and information about minor encroachments).</b>	✓ Complies
<b>B18</b> <b>Walls on Boundaries</b> Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	43. A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> <li>10m plus 25 % 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 of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater.</li> <li>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary.</li> </ul> A height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.	- N/A
	44. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).	✓ Complies
<b>B19</b> <b>Daylight to Existing Windows</b> <b>Allow adequate daylight into existing habitable room windows.</b>	45. Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	- N/A



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<b>B20</b> <b>North Facing Windows</b> Allow adequate solar access to existing north-facing habitable room windows.	46. Buildings should be setback 1m if an existing north-facing habitable widow is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) 47. Refer to 55.04-4 for further clarification (a diagram is included).	✓ <b>Complies</b>
<b>B21</b> <b>Overshadowing Open Space</b> Ensure buildings do not significantly overshadow existing secluded private open space.	48. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	- <b>N/A</b>
<b>B22</b> <b>Overlooking</b> Limit views into existing secluded private open space and habitable room windows.	49. A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either: <ul style="list-style-type: none"> <li>■ A minimum offset of 1.5m from the edge of one window to the other.</li> <li>■ Sill heights of at least 1.7m above floor level.</li> <li>■ Fixed obscure glazing in any part of the window below 1.7m above floor level.</li> </ul> Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 % transparent.	✓ <b>Complies in part. A condition could be drafted to ensure that all balconies comply through the provision of obscure glazing or permanent screens.</b>
	<ul style="list-style-type: none"> <li>■ Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.</li> </ul>	- <b>N/A</b>
	50. Screens to obscure view should be: <ul style="list-style-type: none"> <li>■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings.</li> <li>■ Permanent, fixed and durable.</li> <li>■ Blended into the development.</li> </ul> 51. See Clause 55.04-6 for instances where this standard does not apply.	✓ <b>Complies</b>

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<b>B23</b> <b>Internal Views</b> Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	52. Windows and balconies should to be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.	✓ <b>Complies</b>
<b>B24</b> <b>Noise Impacts</b> Protect residents from external noise and contain noise sources in developments that may affect existing dwellings	53. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	- ✓ <b>Complies</b>
.	54. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.	✓ <b>Complies</b>
<b>B25</b> <b>Accessibility</b> <b>Consider people with limited mobility in the design of developments.</b>	Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ <b>Complies</b>
<b>B26</b> <b>Dwelling Entry</b> Provide a sense of identity to each dwelling/residential building	55. Entries are to be visible and easily identifiable from streets and other public areas. 56. The entries should provide shelter, a sense of personal address and a transitional space	✗ <b>Does not comply – as previously discussed, the entries of the dwelling will not be directly visible from the street.</b>
<b>B27</b> <b>Daylight to New Windows</b> Allow adequate daylight into new habitable room windows.	57. Habitable room windows to face: <ul style="list-style-type: none"> <li>■ Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or;</li> <li>■ Verandah, provided it is open for at least one third of its perimeter or;</li> </ul> 58. A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ <b>Complies</b>

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<b>B28</b> <b>Private Open Space</b> Provide reasonable recreation and service needs of residents by adequate private open space	59. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; ■ Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room.	✓ <b>Complies</b>
	The private open space should be located on the north side of the dwelling if appropriate.	✓ <b>Complies</b>
<b>B29</b> <b>Solar Access to Open Space</b> Allow solar access into the secluded private open space of new dwellings/buildings.	60. Southern boundary of open space should be setback from any wall on the north of the space at least (2+0.9h) h= height of wall.	✗ <b>Does not comply</b>
<b>B30</b> <b>Storage</b> Provide adequate storage facilities for each dwelling.	61. Each dwelling should have access to a minimum 6m <sup>3</sup> of externally accessible, secure storage space.	✓ <b>Complies</b>
<b>B31</b> <b>Design Detail</b> <b>Encourage design detail that respects the existing or preferred neighbourhood character.</b>	62. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> <li>■ Façade articulation &amp; detailing.</li> <li>■ Window and door proportions.</li> <li>■ Roof form.</li> <li>■ Verandahs, eaves and parapets.</li> </ul>	✓ <b>Complies in part. As previously discussed. There is a variety of built form in the locality. The proposed dwellings are consistent with some of the more modern or contemporary designs in the locality but not when compared to some of the older housing stock with traditional rooflines, windows, verandahs and eaves.</b>
	63. Garages and carports should be visually compatible with the development and neighbourhood character	✓ <b>Complies – the parking areas would not be visible from the street</b>

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<b>B32</b> <b>Front Fences</b> Encourage front fence design that respects the existing or preferred neighbourhood character	64. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	<b>✓ Complies in part. The proposed front fences complement the proposed dwelling designs but would not be in-keeping with any existing fencing in the area (which there is a general lack of). However, it should be noted that the front fences are proposed to be well setback from the front boundary and obscured by vegetation.</b>
	65. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed: <ul style="list-style-type: none"> <li>■ 2m if abutting a Road Zone, Category 1.</li> <li>■ 1.5m in any other streets.</li> </ul>	<b>- N/A – fences are setback more than 3m from the street</b>
<b>B33</b> <b>Common Property</b> Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	66. Should be functional and capable of efficient management.	<b>- N/A</b>
	67. Public, communal and private areas should be clearly delineated.	<b>- N/A</b>
<b>B34</b> <b>Site Services</b> Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	68. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	<b>✓ Complies</b>
	69. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development	<b>✓ Complies</b>
	70. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. 71. Mailboxes provided and located for convenient access as required by Aust. Post	<b>- N/A – Australia Post does not deliver mail in Venus Bay</b>