

Assessment Table 1 - One Dwelling on a Lot (Clause 54)

Refer to Clause 54 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 54.02

Title & Objective	Standard	Complies / Does not comply / Variation required
<p>A1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Design responds to features of the site and surrounding area.</p>	<p>1. Appropriate design response to the neighbourhood and site.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>2. Design respects the existing or preferred neighbourhood character & responds to site features.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
<p>A2 Integration with Street Integrate the layout of development with the street.</p>	<p>1. Dwelling oriented to front of the street.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>2. High fences avoided where practicable.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>3. Dwellings designed to promote the observation of abutting streets / public open spaces.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>

Site Layout and Building Massing

Clause 54.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A3 Street Setback Setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>1. Walls of buildings should be setback from streets at least the distance specified in the schedule to the zone or</p> <ul style="list-style-type: none"> ■ If no distance is specified as outlined below. ■ Existing building on both the abutting allotments facing the same street & site is not on a corner. <p>Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>2. Existing building + vacant site either side of the subject site facing the same street & site is not on a corner</p> <p>Min front Setback = same setback of front wall of existing building or 9m, whichever is the lesser.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>3. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner</p> <p>Min front Setback = 6m in RDZ1 & 4m for other streets.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>4. The site is on a corner</p> <ul style="list-style-type: none"> ■ If there is a building on the abutting allotment facing the front street <p>Min front setback = same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9m, which ever is the lesser</p> <ul style="list-style-type: none"> ■ If there is no building on the abutting allotment facing the front street, 6m from street in RDZ1 And 4m for other streets. <p>Min setback from side street = same setback of existing building or 2m, whichever is the lesser.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A4 Building Height Building height respects the existing or preferred neighbourhood character.</p>	<p>1. The maximum building height should not exceed that specified in the schedule to the zone. Where no maximum height is specified, the height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site of the building is 2.5 degrees or more, in this case max height not to exceed 10m.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
	<p>2. Changes of building height should be graduated between new and existing buildings.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A5 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>1. Buildings should not exceed 60% of the site covered, unless otherwise specified in a schedule to the zone.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A6 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<p>1. Site should not be covered by any more than 20% of impervious surface.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A7 Energy Efficiency Protection Achieve and protect energy efficient dwellings. Ensure the development's orientation and layout reduce fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	<p>1. Orientation of buildings should make appropriate use of solar energy.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
	<p>2. If practicable the living areas and private open space are to be located on the north side.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	3. Solar access for north-facing windows should be maximised.	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]
	4. Siting and design of buildings should not reduce the energy efficiency of adjoining buildings.	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]
A8 Significant Trees Development respects the landscape character of the neighbourhood and retains significant trees on site.	1. Provide for the retention or planting of trees, where these are part of the neighbourhood character.	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]
	2. Replace significant trees removed in 12 months prior to application.	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]
A9 Parking Ensure car parking is adequate for the needs of residents.	1. Two car spaces should be provided per dwelling with: <ul style="list-style-type: none"> ■ One space: minimum 6m long & 3.5m wide and covered or capable of being covered. ■ Second space: minimum 4.9m long and 2.6m wide. 	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]
	2. For spaces provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5m wide. (measured inside the garage or carport). A building may project into a car space, if it is at least 2.1m above the space. <i>Note: The above standards do not apply to extensions to existing dwellings.</i>	- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]

Amenity Impacts

Clause 54.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A10 Side and Rear Setbacks Ensure 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>1. New building not on or within 150mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> ■ distance specified in the schedule to the zone or ■ a minimum 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. <p>Refer to standards for more information on encroachments.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
<p>A11 Walls on Boundaries Ensure 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>1. A new wall that is on or within 150mm 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 more than:</p> <ul style="list-style-type: none"> ■ 10m plus 25 % of the remaining length of the boundary of an adjoining lot, or ■ Where there are existing or simultaneously constructed wall/carport abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports <p>whichever is the greater.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>2. A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2m on the abutting property boundary.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>3. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport 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.</p> <p>Refer to 54.04-2 for further clarification of the standards.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A12 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	<p>1. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum of 1m clear to the sky. (Calculation area may include abutting lot).</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
	<p>2. Walls and carports of more than 3m 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.</p> <p>Refer to 54.04-3 for further clarification (a diagram is included).</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A13 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	<p>1. Building should be setback 1m if an existing north-facing habitable room window 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.)</p> <p>Refer to 54.04-4 for further clarification (a definition of a north facing window and a diagram is included).</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A14 Overshadowing Open Space Ensure buildings do not unreasonably overshadow existing secluded private open space.</p>	<p>1. Where sunlight to the secluded private open space of an existing dwelling is reduced at least 75% or 40sqm with min. dimension of 3m, whichever is the lesser area, the secluded private open space should receive a min. of 5 hours of sunlight between 9am and 3pm 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>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
<p>A15 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	<p>1. A habitable room window, balcony, terrace, deck or patio with a direct view into an existing habitable window within a horizontal distance of 9m should have either:</p> <ul style="list-style-type: none"> ■ A minimum offset of 1.5m from the edge of the window to the edge of the other. ■ Sill heights of at least 1.7m above floor level. ■ Obscure glazing in any part of the window below 1.7m above floor level. ■ Permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent. 	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>
	<p>2. Obscure glazing to 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p>	<p>- N/A ✓ Complies ✗ Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>3. Screens to obscure view should be:</p> <ul style="list-style-type: none"> ■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings. ■ Permanent, fixed and durable. ■ Blended into the development. <p>Refer to 55.04-4 for further clarification (a diagram is included).</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>

On-Site Amenity and Facilities

Clause 54.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A16 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	<p>1. A habitable room window should be located to face:</p> <ul style="list-style-type: none"> ■ An outdoor space with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot. ■ A verandah with at least one third of its perimeter open. ■ A carport with two or more open sides and is open for at least one third of its perimeter. 	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A17 Private Open Space Provide adequate private open space for the recreation and service needs of residents.</p>	<p>1. Unless specified in the schedule to the zone, a dwelling should have private open space of at least:</p> <ul style="list-style-type: none"> ■ 80sqm or 20% of the area of the lot, whichever is the lesser, but not less than 40sqm. ■ At least one part of the private open space should have a min. area of 25 sqm with a min. 3m at the side or rear of the dwelling with convenient access from a living room. 	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>
<p>A18 Solar Access to Open Space Allow solar access into secluded private open space of a new dwelling.</p>	<p>1. The private open space should be located on the north side of the dwelling if practicable.</p>	<p>- N/A ✓ Complies x Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	2. Southern boundary of open space should be setback from any wall on the north side of space by a minimum of 2m + 0.9 x wall height.	<p>- N/A ✓ Complies × Does not comply Variation required Comments: [type here]</p>

Detailed Design

Clause 54.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A19 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>1. Design of buildings should respect the existing or preferred neighbourhood character and address:</p> <ul style="list-style-type: none"> ■ Façade articulation & detailing. ■ Window and door proportions. ■ Roof form. ■ Verandahs, eaves and parapets. 	<p>- N/A ✓ Complies × Does not comply Variation required Comments: [type here]</p>
	<p>2. Garages and carports should be visually compatible with the development and neighbourhood character.</p>	<p>- N/A ✓ Complies × Does not comply Variation required Comments: [type here]</p>
<p>A20 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>1. The front fence should complement the design of the dwelling or any front fences on adjoining properties.</p>	<p>- N/A ✓ Complies × Does not comply Variation required Comments: [type here]</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>2. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone. If no schedule is specified, the front fence should not exceed:</p> <ul style="list-style-type: none"> ■ 2m if abutting a RDZ1 ■ 1.5m in any other streets. 	<p>- N/A ✓ Complies × Does not comply Variation required Comments: [type here]</p>