

	<h1>Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)</h1> <p><b>Address:</b></p>
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## Neighbourhood Character & Infrastructure

## Clause 55.02

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
<b>B1</b> <b>Neighbourhood Character</b> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.  To ensure that development responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
<b>B2</b> <b>Residential Policy</b> 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.  To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
<b>B3</b> <b>Dwelling Diversity</b> To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>Dwellings with a different number of bedrooms.</li> <li>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
<b>B4</b> <b>Infrastructure</b> To ensure development is provided with appropriate utility services and infrastructure.  To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required/NA
<b>B5</b> <b>Integration with the Street</b> To integrate the layout of development with the street.	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	Development should be oriented to front existing and proposed streets.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	High fencing in front of dwellings should be avoided if practicable.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	Development next to existing public open space should be laid out to complement the open space.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>

## Site Layout and Building Massing

## Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B6</b> <b>Street Setback</b> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets:  The distance specified in Table B1.  <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
<b>B7</b> <b>Building Height</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed 11 metres or 3 storeys as detailed within the Zone.  A building may exceed the maximum height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>
	Changes of building height between existing buildings and new buildings should be graduated.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report x <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B8</b> <b>Site Coverage</b> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings should not exceed 60%.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B9</b> <b>Permeability</b> To reduce the impact of increased stormwater run-off on the drainage system.  To facilitate on-site stormwater infiltration.	At least 20% of the site should not be covered by impervious surfaces.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B10</b> <b>Energy Efficiency</b> To achieve and protect energy efficient dwellings and residential buildings.  To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: <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 lots is not unreasonably reduced.</li> </ul>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Living areas and private open space should be located on the north side of the development, if practicable.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Developments should be designed so that solar access to north-facing windows is maximised.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B11</b> <b>Open Space</b> To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	If any public or communal open space is provided on site, it should: <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 usable.</li> </ul>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B12</b> <b>Safety</b> To ensure the layout of development provides for the safety and security of residents and property.	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Planting which creates unsafe spaces along streets and accessways should be avoided.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B13</b> <b>Landscaping</b> To encourage development that respects the landscape character of the neighbourhood.  To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.  To provide appropriate landscaping.  To encourage the retention of mature vegetation on the site.	The landscape layout and design should: <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>	▪ N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.  Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B14</b> <b>Access</b>  To ensure the number and design of vehicle crossovers respects the neighbourhood character.	The width of accessways or car spaces should not exceed:  33% of the street frontage; or if the width of the street frontage is less than 20 metres, 40% of the street frontage.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	No more than one single-width crossover should be provided for each dwelling fronting a street.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	The location of crossovers should maximise the retention of on-street car parking spaces.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	The number of access points to a road in a Road Zone should be minimised.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Developments must provide for access for service, emergency and delivery vehicles.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B15</b> <b>Parking Location</b> To provide convenient parking for resident and visitor vehicles.  To avoid parking and traffic difficulties in the development and the neighbourhood.  To protect residents from vehicular noise within developments.	Car parking facilities should: <ul style="list-style-type: none"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be designed to allow safe and efficient movements within the development.</li> <li>▪ Be well ventilated if enclosed.</li> <li>▪ Large parking areas should be broken up with trees, buildings or different surface treatments.</li> </ul>	▪ N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

# Amenity Impacts

## Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<p><b>B17</b>  <b>Side and Rear Setbacks</b>            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>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <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>- N/A            ✓ <b>Complies</b>            ! <b>Variation required</b>            Refer to assessment section in the report  <b>Does not comply</b></p>
<p><b>B18</b>  <b>Walls on Boundaries</b>            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 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 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,</li> </ul> <p>or</p> <ul style="list-style-type: none"> <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 200m from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>- N/A            ✓ <b>Complies</b>            ! <b>Variation required</b>            Refer to assessment section in the report  <b>Does not comply</b></p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B19</b> <b>Daylight to Existing Windows</b> To allow adequate daylight into existing habitable room windows.	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	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.  Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B20</b> <b>North Facing Windows</b> To allow adequate solar access to existing north-facing habitable room windows.	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B21</b> <b>Overshadowing Open Space</b> To ensure buildings do not significantly overshadow existing secluded private open space.	<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>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B22</b> <b>Overlooking</b> To limit views into existing secluded private open space and habitable room windows.	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open</u> space or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view 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 25 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>▪ N/A            ✓ <b>Complies</b>            ! <b>Variation required</b>            Refer to assessment section in the report  <b>Does not comply</b></p> <p>- N/A            ✓ <b>Complies</b>            ! <b>Variation required</b>            Refer to assessment section in the report  <b>Does not comply</b></p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	<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>- N/A  ✓ <b>Complies</b>  ! <b>Variation required</b>  Refer to assessment section in the report  <b>Does not comply</b></p>
<p><b>B23</b>  <b>Internal Views</b>  To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</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>- N/A  ✓ <b>Complies</b>  ! <b>Variation required</b>  Refer to assessment section in the report  <b>Does not comply</b></p>
<p><b>B24</b>  <b>Noise Impacts</b>  To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p>	<p>- N/A  ✓ <b>Complies</b>  ! <b>Variation required</b>  Refer to assessment section in the report  <b>Does not comply</b></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>- N/A  ✓ <b>Complies</b>  ! <b>Variation required</b>  Refer to assessment section in the report  <b>Does not comply</b></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>- N/A  ✓ <b>Complies</b>  ! <b>Variation required</b>  Refer to assessment section in the report  <b>Does not comply</b></p>

## On-Site Amenity and Facilities

## Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B25</b> <b>Accessibility</b> To encourage the consideration of the needs of people with limited mobility in the design of developments.	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B26</b> <b>Dwelling Entry</b> To provide each dwelling or residential building with its own sense of identity.	Entries to dwellings and residential buildings should: <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 transitional space around the entry.</li> </ul>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B27</b> <b>Daylight to New Windows</b> To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: <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>	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B28</b> <b>Private Open Space</b> To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> <li>Total of 40 square metres, one part to consist of secluded private open space to side or rear with a minimum area of 25 square metres and a minimum width 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 convenient access from a living room, or</li> <li>A roof-top area of 10 square metres, minimum width of 2 metres and convenient access from a living room.</li> </ul> The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
<b>B29</b> <b>Solar Access to Open Space</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	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.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B30</b> <b>Storage</b> To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

## Detailed Design

## Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>B31</b> <b>Design Detail</b> To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> <li>▪ Facade articulation and detailing,</li> <li>▪ Window and door proportions,</li> <li>▪ Roof form, and</li> <li>▪ Verandahs, eaves and parapets,</li> <li>▪ Should respect the existing or preferred neighbourhood character.</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>B32</b> <b>Front Fences</b> To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	A front fence within 3 metres of a street 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>	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>B33</b> <b>Common Property</b> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.  To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Common property, where provided, should be functional and capable of efficient management.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>B34</b> <b>Site Services</b> To ensure that site services can be installed and easily maintained.  To ensure that site facilities are accessible, adequate and attractive.	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.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Mailboxes should be provided and located for convenient access as required by Australia Post.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>

## Car Parking

### Assessment Table for Clause 52.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>Parking Provision</b> To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.	Car parking for residents should be provided as follows: <ul style="list-style-type: none"> <li>One space for each one or two bedroom dwelling.</li> <li>Two spaces for each three or more bedroom dwelling, with one space under cover.</li> </ul> Studies or studios that are separate rooms must be counted as bedrooms. <ul style="list-style-type: none"> <li>One space for visitors to every 5 dwellings for developments of 5 or more dwellings</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>Design Standard 1</b> <b>Accessways</b> The provision of car parking should meet the design requirements of this Clause.	Accessways should: <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> </ul>	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	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.  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.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	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.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	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 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.	<ul style="list-style-type: none"> <li>- N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>Design Standard 2</b> <b>Car parking spaces</b> Car parking spaces and accessways should have minimum dimensions.	Minimum car park and accessway dimensions: <ul style="list-style-type: none"> <li>▪ Parallel – 2.3m x 6.7m with a accessway width of 3.6m</li> <li>▪ 45 degrees – 2.6m x 4.9m with a accessway width of 3.5m</li> <li>▪ 60 degrees – 2.6m x 4.9m with a accessway width of 4.9m</li> <li>▪ 90 degrees – 2.6m x 4.9m with a accessway width of 6.4m</li> </ul> (refer to the table in 55.06 for more details)	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	A building may project into the space if it is at least 2.1 metres above the space.	- N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>
	Car spaces in garages, carports or otherwise constrained by walls should:- <ul style="list-style-type: none"> <li>▪ Single garage 3.5m x 6m</li> <li>▪ Double garage 5.5m x 6</li> </ul>	▪ N/A ✓ <b>Complies</b> ! <b>Variation required</b> Refer to assessment section in the report <b>Does not comply</b>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
<b>Design Standard 3</b> <b>Gradients</b> Accessways to ensure safety for pedestrians and vehicles.	Accessway grades should not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.  Ramps (except within 5 metres of the frontage) should have the maximum grades of: <ul style="list-style-type: none"> <li>20 metres or less 1:5 (20%)</li> <li>Longer than 20 metres 1:6 (16.7%)</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>Design Standard 4</b> <b>Mechanical parking</b>	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> <li>Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.</li> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>Design Standard 5</b> <b>Urban Design</b>	Ground level car parking, garage doors and accessways should not visually dominate public space.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Car parking within buildings (including visible portions of partly submerged basements) should be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>Design Standard 6</b> <b>Safety</b>	Car parking should be well lit and clearly signed.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	The design of car parks should maximise natural surveillance and pedestrian visibility from adjacent buildings.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
<b>Design Standard 7</b> <b>Landscaping</b>	The layout of car parking areas should provide for water sensitive urban design treatment and landscaping.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>
	Landscaping and trees should be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	<ul style="list-style-type: none"> <li>N/A</li> <li>✓ <b>Complies</b></li> <li>! <b>Variation required</b> Refer to assessment section in the report</li> <li><b>Does not comply</b></li> </ul>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required / N/A
	Ground level car parking spaces should include trees planted with flush grilles. Spacing of trees should be determined having regard to the expected size of the selected species at maturity.	<p>- N/A</p> <p>✓ <b>Complies</b></p> <p>! <b>Variation required</b> Refer to assessment section in the report</p> <p><b>Does not comply</b></p>