

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	48. Noise levels should be limited in habitable rooms in dwellings and residential buildings. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	Complies

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B25 Accessibility Consider people with limited mobility in the design of developments.	49. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	Complies
B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.	50. Entries are to be visible and easily identifiable from streets and other public areas.	Complies
	51. The entries should provide shelter, a sense of personal address and a transitional space.	Complies
B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.	52. Habitable room windows to face: <ul style="list-style-type: none"> ■ 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; ■ Verandah, provided it is open for at least one third of its perimeter or; ■ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	Complies

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space	53. 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.	Complies All proposed dwellings exceed this requirement.
B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.	54. The private open space should be located on the north side of the dwelling if appropriate.	Complies
	55. 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.	Complies
B30 Storage Provide adequate storage facilities for each dwelling.	56. Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	Complies

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.	57. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> ■ Façade articulation & detailing. ■ Window and door proportions. ■ Roof form. ■ Verandahs, eaves and parapets. 	Complies The design provides an articulated frontage with a mix of materials in natural colours complementary to the surrounds.
	58. Garages and carports should be visually compatible with the development and neighbourhood character.	Complies
B32	59. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character</p>	<p>60. 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:</p> <ul style="list-style-type: none"> ■ 2m if abutting a Road Zone, Category 1. ■ 1.5m in any other streets. 	<p>N/A</p>
<p>B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	<p>61. Should be functional and capable of efficient management.</p>	<p>Complies</p>
	<p>62. Public, communal and private areas should be clearly delineated. Common property should be functional and capable of efficient management.</p>	<p>Complies</p>
<p>B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.</p>	<p>63. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.</p>	<p>Complies</p>
	<p>64. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.</p>	<p>Complies</p>
	<p>65. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Aust. Post.</p>	<p>Complies</p>