

## Clause 55 – Rescode Assessment

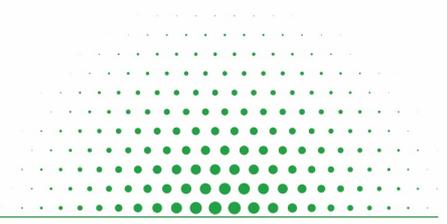
The table below is an example on the quality of information you need to submit when undertaking a Clause 55 assessment. This information should be seen as a minimum and more information may need to be submitted particularly if applying to vary a standard.

Clauses 55 specifies **objectives** that must be met. The objectives describe the desired outcome to be achieved by a development proposal. A development must meet all of the objectives of the clause before a permit can be issued.

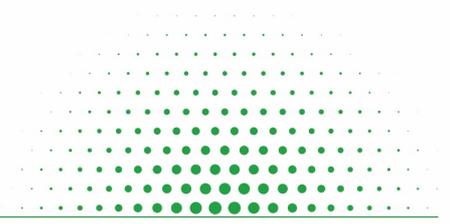
Each objective contains a relevant **standard**. A standard contains the preferred requirements or measures to meet the objective. However, if the particular features of your site or the neighbourhood mean that application of the standard would not meet the objective, an alternative design solution that meets the objective is required. Remember, meeting the standard does not automatically mean that the objective has been met.

**PLEASE NOTE: The responses should detail how the proposal meets the relevant objective and standards with a brief written explanation rather than stating it ‘complies’ or ‘refer to plan’. Where a proposal does not meet the standard, justification must be provided describing why a variation to the standard is appropriate in this instance.**

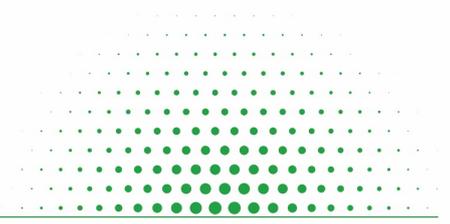
<b>Clause 55.02-1</b>	
<b>Neighbourhood character objectives</b>	
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
To ensure that the design responds to the features of the site and the surrounding area.	
<b>Standard B1</b>	
The design response must be appropriate to the neighbourhood and the site.	Is there an obvious character to the neighbourhood?
The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	What elements contribute to the existing/preferred neighbourhood character? (Comment on the height, bulk, front and side setbacks of your proposal).
<b>Clause 55.02-2</b>	
<b>Residential policy objectives</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.	
<b>Standard B2</b>	
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.	Provide a statement that describes how the development is consistent with any relevant policy (SPPF, MSS and LPPF).



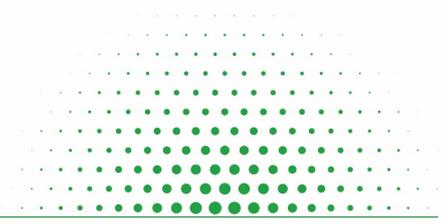
<b>Clause 55.02-3</b>	
<b>Dwelling diversity objective</b>	
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	
<b>Standard B3</b>	<b>*Not applicable if less than 10 dwellings</b>
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:	Describe the dwellings and how they encourage diversity.
<ul style="list-style-type: none"> <li>&gt; Dwellings with a different number of bedrooms.</li> <li>&gt; At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	
<b>Clause 55.02-4</b>	
<b>Infrastructure objectives</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.	
<b>Standard B4</b>	Describe how the site is or will be serviced by the required infrastructure.
Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	
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.	
<b>Clause 55.02-5</b>	
<b>Integration with the street objectives</b>	
To integrate the layout of development with the street.	
<b>Standard B5</b>	How is the development designed to integrate with the street? (Comment on the accessibility for pedestrians and vehicles)
Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	Is there high front fencing proposed for this development?
Development should be oriented to front existing and proposed streets.	
High fencing in front of dwellings should be avoided if practicable.	
Development next to existing public open space should be laid out to complement the open space.	
<b>Clause 55.03-1</b>	
<b>Street setback objective</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.	
<b>Standard B6</b>	How does the proposal meet with this standard?
Walls of buildings should be set back from streets the distance specified in Table B1.	Does the front porch/ pergola or verandah encroach within the front setback?



<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>If a variation to the standard is sought, adequate justification is required. Describe the existing setbacks within the street. An existing site plan should be submitted showing the adjoining and directly opposite properties within the street and their front setbacks.</p>
<p><b>Clause 55.03-2</b></p>	
<p><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 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. Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Are the dwellings respectful of the character of the area? Are the dwelling heights graduated amongst existing development?</p>
<p><b>Clause 55.03-3</b></p>	
<p><b>Site coverage objective</b> To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.</p>	
<p><b>Standard B8</b> The site area covered by buildings should not exceed 60 per cent.</p>	<p>What is the site coverage? Are significant trees being retained?</p>
<p><b>Clause 55.03-4</b></p>	
<p><b>Permeability objectives</b> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	
<p><b>Standard B9</b> At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p>Is more than 20 percent of the site set aside for permeable surfaces assisting in on site stormwater filtration? What is the permeability of the site?</p>
<p><b>Clause 55.03-5</b></p>	
<p><b>Energy efficiency objectives</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.</p>	
<p><b>Standard B10</b> Buildings should be: &gt; Oriented to make appropriate use of solar energy.</p>	<p>How are the dwellings designed to take advantage of solar energy? (Comment on</p>



<p>&gt; Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining 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>location of living rooms and private open space areas).</p> <p>Is the development designed so that solar access to north facing windows is maximised?</p>
<p><b>Clause 55.03-6</b></p>	
<p><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>Is there communal open space that requires consideration?</p> <p>If applicable, how is the development designed to integrate with any public or communal open space.</p>
<p><b>Clause 55.03-7</b></p>	
<p><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>Describe how the development is designed to provide for the safety and security of residents and property.</p> <p>Are all dwelling entrances clearly visible from the street or internal accessways?</p>
<p><b>Clause 55.03-8</b></p>	
<p><b>Landscaping objectives</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><b>Standard B13</b></p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>&gt; Protect any predominant landscape features of the neighbourhood.</li> <li>&gt; Take into account the soil type and drainage patterns of the site.</li> </ul>	<p>Describe how the development provides appropriate landscaping that complements the landscape character of the area.</p>



<ul style="list-style-type: none"> <li>&gt; Allow for intended vegetation growth and structural protection of buildings.</li> <li>&gt; In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>&gt; 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>	
---	--

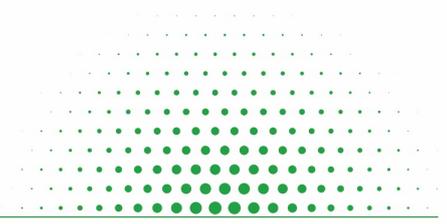
**Clause 55.03-9**

**Access objectives**

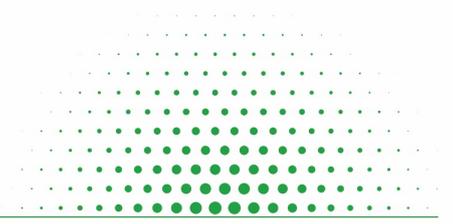
To ensure vehicle access to and from a development is safe, manageable and convenient.

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

<p><b>Standard B14</b></p> <p>Accessways should:</p> <ul style="list-style-type: none"> <li>&gt; Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>&gt; Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>&gt; Be at least 3 metres wide.</li> <li>&gt; Have an internal radius of at least 4 metres at changes of direction.</li> <li>&gt; 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.</li> </ul> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>&gt; 33 per cent of the street frontage, or</li> <li>&gt; if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <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>Describe how vehicle access is designed to ensure safe and manageable vehicle movements. (Comment on the ability for vehicles to exit in a forward direction-if required). A separate plan showing vehicle turning templates to the Australian Standard should be provided demonstrating convenient and safe vehicle movements within the development.</p> <p>Is the accessway provided for the development a minimum of three metres wide?</p> <p>How much of the frontage is taken up with vehicle crossings? Do the number of crossovers maximise the retention of on-street car parking spaces?</p>
--	--



<b>Clause 55.03-10</b>	
<b>Parking location objectives</b>	
<p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	
<p><b>Standard B15</b></p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>&gt; Be reasonably close and convenient to dwellings and residential buildings.</li> <li>&gt; Be secure.</li> <li>&gt; Be designed to allow safe and efficient movements within the development.</li> <li>&gt; Be well ventilated if enclosed.</li> </ul> <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>Describe how the development provides for convenient car parking for residents and visitors and how residents will be protected from vehicular noise within the development.</p> <p>Is the shared accessway located at the required distance from a habitable room window? If not, a variation to the standard is required and adequate justification should be submitted.</p>
<b>Clause 55.04-1</b>	
<b>Side and rear setbacks objective</b>	
<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 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>&gt; At least the distance specified in a schedule to the zone, or</li> <li>&gt; If no distance is specified in a schedule to the zone, 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>Do the proposed setbacks comply with the formula contained in the standard?</p>
<b>Clause 55.04-2</b>	
<b>Walls on boundaries objective</b>	
<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><b>Standard B18</b></p>	<p>Discuss how any walls on boundaries respect the existing or preferred neighbourhood</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:</p> <ul style="list-style-type: none"> <li>&gt; For a length of more than the distance specified in a schedule to the zone; or</li> <li>&gt; If no distance is specified in a schedule to the zone, for a length of more than:             <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,</li> </ul> </li> </ul> <p>whichever is the greater.</p> <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 200mm from a boundary.</p>	<p>character. Describe the wall heights and lengths and how they comply with the standard.</p>
---	--

**Clause 55.04-3**

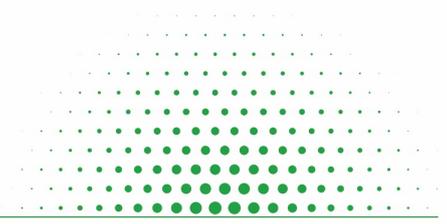
**Daylight to windows objective**  
To allow adequate daylight into existing habitable room windows.

<p><b>Standard B19</b></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>Have the required light courts been achieved? Do all windows have access to the required level of daylight?</p>
--	--

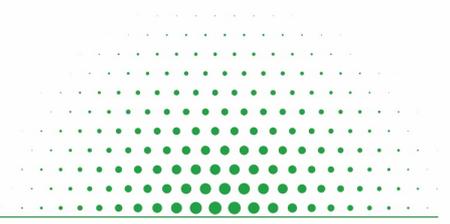
**Clause 55.04-4**

**North facing windows objective**  
To allow adequate solar access to existing north-facing habitable room windows.

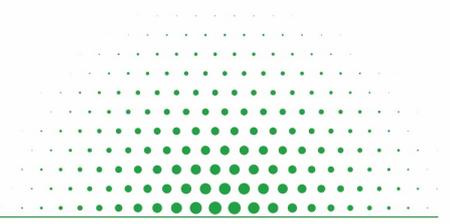
<p><b>Standard B20</b></p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every</p>	<p>Are there north facing windows on abutting lots which require consideration? If so, describe how the standard is met.</p>
--	--



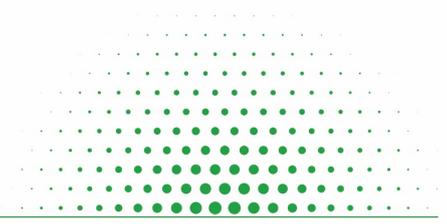
<p>metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	
<p><b>Clause 55.04-5</b></p>	
<p><b>Overshadowing open space objective</b> To ensure buildings do not significantly overshadow existing secluded private open space.</p>	
<p><b>Standard B21</b> 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. 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>Describe how the level of overshadowing associated with the development is within the requirements of the standard.</p>
<p><b>Clause 55.04-6</b></p>	
<p><b>Overlooking objective</b> To limit views into existing secluded private open space and habitable room windows.</p>	
<p><b>Standard B22</b> 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. 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, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>&gt; Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>&gt; Have sill heights of at least 1.7 metres above floor level.</li> <li>&gt; Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>&gt; level.</li> <li>&gt; 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. Screens used to obscure a view should be:</p>	<p>How is the development designed to meet the requirements of the standard? Describe how habitable room windows have been treated to minimise overlooking.</p>



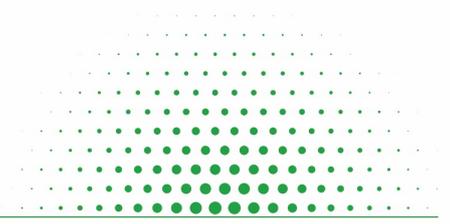
<ul style="list-style-type: none"> <li>&gt; Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>&gt; Permanent, fixed and durable.</li> <li>&gt; Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to 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><b>Clause 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>How have internal views have been considered?</p>
<p><b>Clause 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>Are there external noise sources which require consideration? How is noise proposed to be contained?</p>
<p><b>Clause 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>Describe how the entries to the ground floor of the dwellings are accessible to those with limited mobility.</p>
<p><b>Clause 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>	<p>Are all dwelling entries clearly visible and identifiable from the street providing for a sense of identity for each dwelling?</p>



<ul style="list-style-type: none"> <li>&gt; Be visible and easily identifiable from streets and other public areas.</li> <li>&gt; Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	
<p><b>Clause 55.05-3</b></p>	
<p><b>Daylight to new windows objective</b> To allow adequate daylight into new habitable room windows.</p>	
<p><b>Standard B27</b> A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>&gt; 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>&gt; A verandah provided it is open for at least one third of its perimeter, or</li> <li>&gt; A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<p>Describe how adequate daylight is achieved for new habitable room windows.</p>
<p><b>Clause 55.05-4</b></p>	
<p><b>Private open space objective</b> To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	
<p><b>Standard B28</b> A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. 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>&gt; 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>&gt; A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>&gt; A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>	<p>Describe the minimum requirements and whether the development meets the standard.</p>
<p><b>Clause 55.05-5</b></p>	
<p><b>Solar Access to Open Space</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	
<p><b>Standard B29</b> The private open space should be located on the north side of the dwelling or residential building, if appropriate. 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>How does the proposed secluded private open space receive adequate solar access and comply with the setback requirement of the standard?</p>



<b>Clause 55.05-6</b>	
<b>Storage</b> To provide adequate storage facilities for each dwelling.	
<b>Standard B30</b> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Have the appropriate storage areas been provided in accordance with the standard?
<b>Clause 55.06-1</b>	
<b>Design Detail</b> To encourage design detail that respects the existing or preferred neighbourhood character.	
<b>Standard B31</b> The design of buildings, including: > Façade articulation and detailing, > Window and door proportions, > Roof form, and > Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Describe how the proposed development respects the preferred neighbourhood. Comment on the appropriate use and design of façade articulation & detailing, window and door proportions, roof form and verandahs, eaves and parapets. Are the garages/carports considered to be visually compatible with the development and neighbourhood character?
<b>Clause 55.06-2</b>	
<b>Front Fences</b> To encourage front fence design that respects the existing or preferred neighbourhood character.	
<b>Standard B32</b> The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: ▪ Streets in a Road Zone, Category 1: 2 metres. ▪ Other streets: 1.5 metres.	How does the proposed front fence respect the existing or preferred neighbourhood character? Comment on the proposed height and whether it meets the height requirements of the standard.
<b>Clause 55.06-3</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.	
<b>Standard B33</b> Development should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	How does the development clearly delineate common property areas? Is the common property area practical and can it be easily be maintained?



## Clause 55.06-4

### Site Services

To ensure that site services can be installed and easily maintained.  
To ensure that site facilities are accessible, adequate and attractive.

### Standard B34

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.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

Comment on all site services and whether they are conveniently located.

***Below response to car parking is limited and serves only as an example***

## Clause 52.06 – Car Parking Response

- > Comment on whether the required number of car spaces is met.

Things to consider: Does one car space need to be undercover? Is there a tandem car space proposed? (If a tandem space is proposed an additional 500 mm in length must be provided between each space).

- > Comment on the design standards under Clause 52.06-8 ensuring the standards are met.

Things to consider: Do the garage/carport dimensions meet with this clause? Does the accessway have an internal radius of at least 4 metres at changes of direction or is at least 4.2 metres wide? Does the accessway need to be designed so that cars exit in a forward direction? (consider whether the accessway serves 4 or more spaces or connect to a road in a Road Zone).

\*For applications to reduce car parking requirement a response to Clause 52.06-6 must be provided.