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TOWN PLANNING REPORT

8 EBDEN STREET, NOBLE PARK VIC 3174

APPLICATION:

DEVELOPMENT OF THE LAND FOR TWO (2) DWELLINGS

AUTHOR:

SEPTEMBER 2025

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1.0 INTRODUCTION

This planning submission report has been prepared to support a planning permit application for the development of the land at 8 Ebden Street, Noble Park VIC 3174. The proposal involves the retention of the existing single-storey dwelling at the front (Unit 1) and the construction of a new double-storey dwelling at the rear (Unit 2), together with associated car parking, private open space, and landscaping works.

The development responds to the Neighbourhood Residential Zone – Schedule 1 (NRZ1) controls applying to the land and has been designed to respect the surrounding neighbourhood character while providing sustainable, high-quality infill housing. The application also addresses matters raised in the Council's Request for Further Information (PLN25/0211, 24 July 2025), supported by revised plans, a stormwater management report, and traffic engineering advice.

The Proposed Site

The subject site is known as Lot 93 on Lodged Plan 62181, 8 Ebden Street, Noble Park North, VIC 3174.

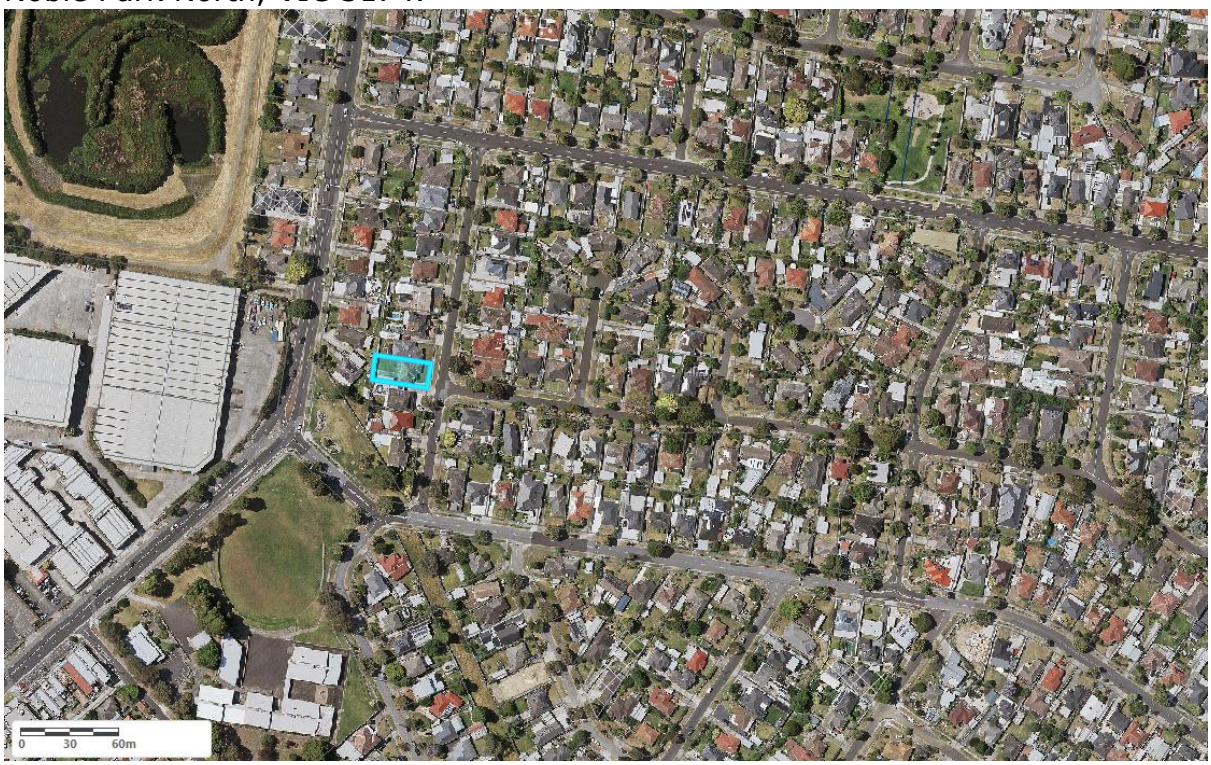


Figure 1: Aerial View (Image Source: https://mapshare.vic.gov.au/MapshareVic/)

The subject site at 8 Ebden Street, Noble Park North, is located within an established residential neighbourhood. The land is generally rectangular in shape, measuring approximately 15.54 metres in frontage and 34.38 metres in

depth, with a total area of about 534 square metres. It currently contains a single-storey brick veneer dwelling with a tiled roof, positioned towards the front of the allotment.

The site is bordered by a mix of single and double-storey dwellings, with adjoining properties at 6 and 10 Ebden Street containing single and double-storey forms, while 12 Ebden Street has a larger double-storey rendered dwelling. This reflects the evolving character of the street, where traditional single-storey dwellings are being complemented by more contemporary infill development.

Ebden Street is a local residential road with a low traffic function and good access to Noble Park's local activity centres, transport and services. Existing street infrastructure includes concrete kerbs, street lighting, and nature strip planting. A single crossover is located on the right side of the frontage, providing access to the existing dwelling.

The land is generally flat, with no significant slope constraints. Adjoining properties are also level, with no visible retaining walls or abrupt changes in ground level. There is a 1.83 metre easement noted along the rear boundary, and the site presents minimal physical constraints to redevelopment.

Immediate Surrounding

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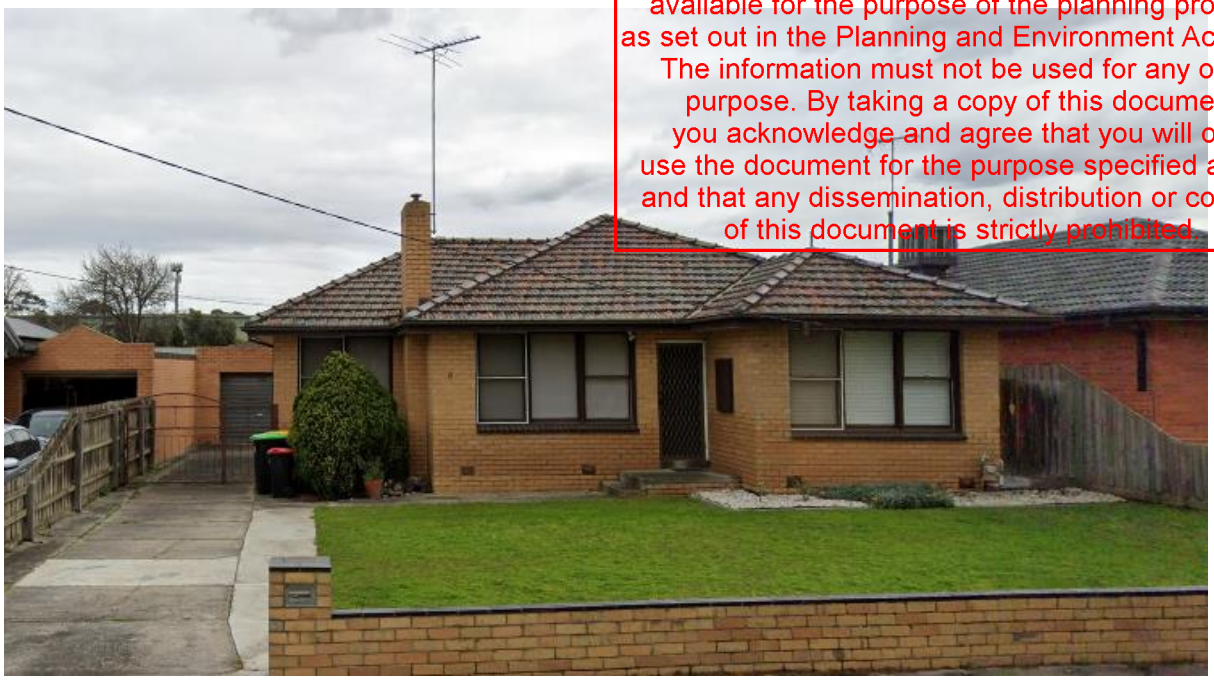


Figure 2: Front view of the existing house -8 Ebden Street



Figure 2: Double-storey dwelling located on the right side of the property –6 Ebden Street



Figure 3: Brick veneer dwelling located at 10 Ebden Street

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Figure 4: Double-storey development located on 12 Ebden Street

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Figure 5: Double-storey development located on 17 Ebden Street

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2.0 NEIGHBOURHOOD CHARACTER

The neighbourhood surrounding 8 Ebden Street, Noble Park North is characterised by a predominantly low-density suburban residential setting. The prevailing built form consists mainly of single-storey brick veneer dwellings with tiled pitched roofs, modest front gardens, and driveways leading to attached or detached garages. These dwellings generally present simple facades, conventional front setbacks, and functional layouts that reflect the era of their construction.

The streetscape of Ebden Street is cohesive, with consistent front setbacks, medium-height fencing, and a rhythm established by low-scale dwellings and garden planting. Street trees, nature strips, and front lawns provide a soft landscape interface between private properties and the public realm. Verandahs and porches are common, enhancing the transition between indoor and outdoor spaces while also contributing to passive surveillance of the street.

In recent years, the neighbourhood has experienced gradual change with the introduction of medium-density housing, particularly dual occupancy developments and townhouse-style infill. These newer dwellings incorporate contemporary materials, articulated facades, and lightweight cladding. They often feature larger building footprints, modern roof profiles including skillion or flat forms, and landscaped treatments that respond to contemporary living expectations and planning scheme requirements.

Despite this transition, the area continues to maintain its suburban scale and open character, with modest building heights, relatively consistent setbacks, and rear yards that provide private open space. Vehicle access is generally via single crossovers to private driveways, and on-street parking is accommodated along the wide residential carriageway.

The proposed development at 8 Ebden Street responds to this evolving neighbourhood character by introducing a double-storey dwelling to the rear while retaining the existing single-storey dwelling at the front. The design integrates traditional elements such as brickwork and pitched roof forms at the ground level with more contemporary upper-level articulation. The inclusion of landscaped buffers and canopy trees ensures the development complements the established suburban setting while supporting the transition towards higher-quality infill housing.

ACCESS TO TRANSPORT, SHOPPING, PARKS ETC

The subject site at 8 Ebden Street, Noble Park North is situated in a well-established residential area that offers convenient access to a broad range of public transport options, community services, education facilities, shopping centres, health services, and open space. The location supports the principles of the 20-minute neighbourhood promoted under Plan Melbourne and Clause 11 of

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the Greater Dandenong Planning Scheme, which encourage liveability, connectivity, and sustainable growth.

Public Transport Access

- Noble Park Railway Station is located about 1.3 kilometres from the site, providing access to the Cranbourne and Pakenham train lines with direct connections to the Melbourne CBD and Dandenong.
- Bus Routes 811 and 812 operate along Heatherton Road, within approximately 400 metres walking distance, providing services to Brighton, Springvale, Dandenong, and Waverley Gardens.
- Bus Route 848 runs along Princes Highway, approximately 600 metres from the site, linking Dandenong and Brandon Park Shopping Centre.
- Additional bus services are accessible at Noble Park Station, offering further regional connections.

Education Facilities

A variety of schools are located within a short distance of the site:

- Noble Park Primary School – around 900 metres away.
- Silverton Primary School – approximately 1.2 kilometres to the north.
- Noble Park Secondary College – about 1.5 kilometres from the site.
- St Anthony's Primary School (Catholic) – approximately 1.4 kilometres away.
- Keysborough Secondary College – around 2.3 kilometres to the south-east.

These schools demonstrate that the area is well supported by both government and Catholic education at primary and secondary levels.

Shops and Employment Precincts

- Noble Park Activity Centre – approximately 1.2 kilometres from the site, offering supermarkets, banks, restaurants, and medical services.
- Waverley Gardens Shopping Centre – about 3.5 kilometres to the north-west, with major supermarkets, specialty stores, and community facilities.
- Dandenong Activity Centre – a designated Metropolitan Activity Centre located about 4.5 kilometres east, providing extensive retail, employment, and commercial opportunities.

Open Space and Recreational Facilities

- Copas Park – located approximately 250 metres from the site.

- Noble Park Reserve – around 900 metres away, containing sporting grounds and recreation facilities.
- Ross Reserve – about 1.5 kilometres south, with swimming centre, playgrounds, and sports fields.
- Local walking and cycling links provide convenient access to nearby open spaces.

Health Services

- Noble Park medical clinics and GP services are located within the activity centre about 1.2 kilometres from the site.
- Dandenong Hospital, a major regional health provider, is located around 4 kilometres to the east.
- Additional health services including dental and allied health providers are available within a short drive.

3.0 THE PROPOSAL

The proposal seeks planning approval for the development of the land at 8 Ebden Street, Noble Park North, for the second dwelling and alterations to the existing dwelling. The existing single-storey brick dwelling at the front of the site (Unit 1) will be retained and upgraded, while a new double-storey dwelling (Unit 2) will be constructed at the rear. Associated car parking, landscaping, private open space, and infrastructure upgrades will also be provided.

Site Area and Layout
Total site area: approximately 534 m²

Unit 1 (Existing front dwelling): retained with minor internal and external works, open car space provided

Unit 2 (New rear dwelling): contemporary two-storey residence with living spaces at ground floor and bedrooms at first floor

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Dwelling Composition

Unit 1 – existing single-storey dwelling containing two bedrooms, living and dining area, kitchen, laundry, bathroom, and associated open car space and private open spaces.

Unit 2 – proposed two-storey dwelling containing:
Ground floor – living, dining, kitchen, bathroom, laundry, and porch with direct access to private open space.
First floor – master bedroom with ensuite, one bedroom, bathroom, and a balcony.

Areas and Ratios

Building Coverage. 171 m² 32%
Garden area approx. 199 m² 37.3%
Permeability approx. 38.2% compliant
Tree canopy area approx. 66.1 m² 12.4%

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Private Open Space

Unit 1: 155 m² POS including 34 m² SPOS
Unit 2: 46 m² POS including 36 m² SPOS

Each dwelling includes a 2000L rainwater tank, clothesline, and 6m³ external storage area

Design and Materials

- Contemporary design for the new dwelling with articulated façade treatments
- Retained brickwork for the existing dwelling, complemented by exposed brick at the ground floor and lightweight cladding at first floor for the new dwelling
- Roofs with a pitched tile roof to integrate with neighbourhood character
- Colour and materials palette includes brickwork, render, and durable cladding consistent with surrounding development
- Boundary fencing retained.

Landscaping

- Front and rear setbacks landscaped with deep soil areas and canopy tree planting
- Drought-tolerant and water-efficient planting consistent with WSUD principles
- Landscape design contributes to site permeability and neighbourhood character

Drainage and Services

- Stormwater treatment system achieving 100% STORM compliance, including 2000L rainwater tanks and Enviss pits treating driveway runoff
- Connection to South East Water sewer and drainage infrastructure
- Bin storage and service meters screened from public view

Access and Driveway

- One existing vehicular crossover retained to Ebden Street
- Shared concrete driveway providing access to on-site car parking

- Driveway width narrows to 2.84m beside the existing dwelling but traffic engineer confirms compliance for B85 and B99 vehicles

Building Height

- Maximum building height of the new dwelling approximately 7.422 m above natural ground level
- Complies with Clause 55.03-2 (Building Height Objective) which permits up to 9m in the Neighbourhood Residential Zone

Garage and Car Parking

- One on-site car space provided for each dwelling, meeting Clause 52.06 requirements
- Swept path analysis confirms safe access and egress in accordance with AS2890.1

Fencing

- Existing side and rear boundary fencing retained or replaced as 1.8m timber paling
- Internal dividing fence provided to separate dwellings
- No high front fencing proposed, retaining the existing fence and maintaining open character to Ebden Street

Energy Rating and Sustainability

- New dwelling designed to achieve minimum 7-Star NatHERS rating in accordance with the Building Code of Australia
- Sustainable features include:
  - 2000L rainwater tanks connected to toilets and garden irrigation
  - North-facing living areas for solar access
  - High-performance glazing
  - Insulated and energy-efficient building envelope

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4.0 PLANNING CONTROLS

The site is located within a Neighbourhood Residential Zone – Schedule 1 (NRZ1) in accordance with the Greater Dandenong Planning Scheme.



The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To limit housing growth in areas identified for incremental change while encouraging development that respects the neighbourhood character.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under the provisions of the NRZ1, a planning permit is required for the construction of two or more dwellings on a lot.

Planning Overlay

There are no planning overlays that directly affect the subject site.

However, the land is identified as being within an area of Aboriginal Cultural Heritage Sensitivity. As the proposal involves only the retention of one existing dwelling and the construction of a second dwelling on a lot, a Cultural Heritage

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Management Plan is not triggered under the Aboriginal Heritage Regulations 2018.



Figure 6: Aboriginal Cultural Heritage Area

5.0 STATE PLANNING POLICY FRAMEWORK

Clause 11 – Settlement

This clause promotes sustainable development and directs growth to locations with existing infrastructure, services, and access to transport. The proposed two-dwelling development aligns with this policy by increasing housing within an established residential area, well serviced by public transport, schools, shopping centres, and recreation reserves. It supports infill development, reduces pressure on fringe growth, and contributes to a compact urban form.

Clause 11.01-1S – Settlement

The subject site is located within an established neighbourhood that demonstrates the principles of a 20-minute neighbourhood, with access to essential services, shopping, schools, health, and recreation within walking distance or a short drive. The development supports housing choice, moderate infill, and urban consolidation in line with State settlement policies.

Clause 11.02-1S – Supply of Urban Land

This clause seeks to ensure that sufficient land is available to meet housing needs. The proposal makes efficient use of existing urban land and services by

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increasing housing yield on a single residential lot. It contributes to short- and medium-term housing supply in Greater Dandenong by directing growth into a serviced urban location.

Clause 15 – Built Environment and Heritage

Clause 15.01-1S – Urban Design & 15.01-2S – Building Design
The proposed development achieves a high standard of residential design that is functional, safe, and respectful of its surroundings. The new dwelling is articulated to reduce visual bulk and includes a combination of brickwork, lightweight cladding, and pitched roof forms that integrate with the existing dwelling and the neighbourhood. Entries are legible and oriented to provide safe pedestrian access and passive surveillance of Ebden Street and the internal driveway.

Clause 15.01-5S – Neighbourhood Character

The design is responsive to the existing and evolving character of Ebden Street. The street contains a mix of older single-storey dwellings and contemporary infill development including double-storey homes. The proposal complements this character through appropriate setbacks, articulated façades, and sympathetic material choices. The retained brick dwelling at the front maintains the traditional streetscape, while the new rear dwelling incorporates contemporary elements consistent with current development patterns.

Clause 15.01-4R – Healthy Neighbourhoods (Metropolitan Melbourne)

This policy supports the creation of healthy, walkable neighbourhoods. The site's location near Noble Park Station, bus services along Heatherton Road and Princes Highway, and proximity to shops, schools, and reserves supports the 20-minute neighbourhood concept. The proposal encourages walkability, provides good access to community services, and contributes to a liveable suburban environment.

Clause 15.02-1S – Energy and Resource Efficiency

The development incorporates energy-efficient design by orienting living areas and open space to maximise solar access. Sustainability features include 2,000L rainwater tanks connected to toilets and gardens, high-performance glazing, insulation, and the use of water-sensitive urban design treatments such as Enviss pits. These measures reduce energy use, improve water efficiency, and minimise environmental impacts.

Clause 16 – Housing

Clause 16.01-1S – Housing Supply & Clause 16.01-1R – Housing Supply in Metropolitan Melbourne

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The proposal contributes to housing supply in Greater Dandenong in a location with established infrastructure and services. It provides two dwellings of different form (retained single-storey and new double-storey), catering to a range of household types, including families and downsizers.

Clause 16.01-2S – Housing Affordability

The increase in housing yield on the site contributes to more affordable housing opportunities by using existing urban land efficiently. The design ensures each dwelling achieves high levels of internal and external amenity without compromising affordability or neighbourhood character.

Clause 18 – Transport

Clause 18.01-1S – Integrated Transport

The site is well connected to transport services, including Noble Park Railway Station within 1.3 kilometres and multiple bus services within walking distance. The development supports sustainable transport modes while providing compliant on-site car parking, ensuring minimal reliance on on-street spaces. Safe and efficient vehicle access is provided via the existing crossover and shared driveway, as confirmed by traffic engineering advice.

Clause 19.03-3S – Integrated Water Management

The development includes water-sensitive design features such as rainwater tanks, permeable landscaping, and Enviss pits to treat driveway runoff. These measures ensure compliance with Clause 55 stormwater objectives and achieve a STORM rating of 100 percent.

6.0 LOCAL PLANNING POLICY FRAMEWORK

6.1 Municipal Profile (Clause 21.02)

The City of Greater Dandenong is a diverse municipality of 129.6 square kilometres with a population of more than 160,000 residents. It is recognised as a regional capital within Melbourne's south-east and continues to experience significant redevelopment, supported by major infrastructure and private investment.

Residential development is varied, comprising older detached weatherboard and brick veneer dwellings on larger lots, as well as newer infill housing around activity centres and transport nodes. The municipality also contains major employment precincts, extensive open space networks, and strong community and cultural facilities.

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6.2 A Vision for Greater Dandenong (Clause 21.03)

Council's vision seeks to establish a liveable, inclusive, and sustainable city with high quality residential environments, diverse housing, thriving activity centres, and sustainable urban growth. The vision encourages appropriate housing in well-serviced areas, while protecting neighbourhood character and amenity in established residential precincts.

6.3 Housing and Community (Clause 21.04-1)

The Greater Dandenong Housing Strategy 2014–2024 identifies the need to accommodate approximately 9,950 new households by 2024. To meet this demand, Council directs new housing to established urban areas close to transport, activity centres, schools, employment, and community services.
The subject site at 8 Ebden Street is located in a Neighbourhood Residential Zone (NRZ1), which is identified as a Limited Change Area. These areas are expected to accommodate modest residential growth, generally in the form of single dwellings, dual occupancies, and small townhouse developments. Development must respect the established suburban character, maintain generous landscaping opportunities, and protect the amenity of adjoining properties.
The proposal responds positively to these objectives by retaining the existing single-storey dwelling at the front and introducing a well-designed, low-scale double-storey dwelling at the rear. The development provides housing choice and modest growth while preserving neighbourhood character.

6.4 Residential Development and Neighbourhood Character Policy (Clause 22.09)

Clause 22.09 applies to all residential development requiring a planning permit in Greater Dandenong. It distinguishes between Substantial Change Areas (RGZ), Incremental Change Areas (GRZ), and Limited Change Areas (NRZ). The subject site is in a Limited Change Area, where development must be low density and respect the existing and preferred neighbourhood character.
Design principles for Limited Change Areas include:

- New development should respect existing and future character.
- Built form should be limited to two storeys.
- Landscaped setbacks with canopy trees should be provided in front and rear yards.
- Garages should be recessed or located at the side/rear to avoid dominating the street.
- Private open space should be provided at ground level with good solar access.
- Development should avoid unreasonable bulk, overshadowing, or overlooking.

The proposal at 8 Ebden Street is consistent with these principles. The front dwelling maintains the established rhythm of Ebden Street, while the new

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double-storey dwelling is articulated, landscaped, and appropriately scaled to integrate with the surrounding suburban context.

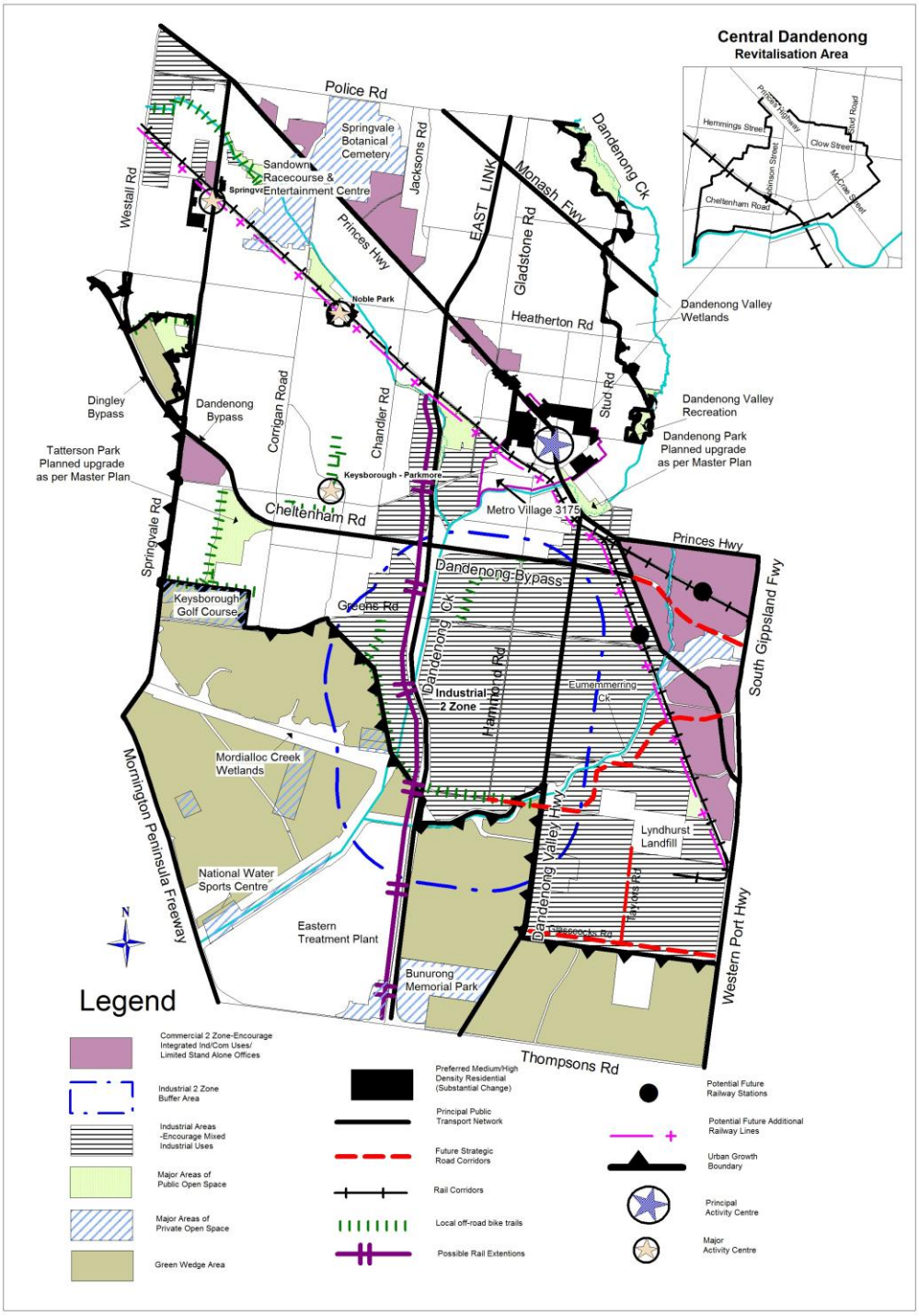


Figure 7: Strategic Framework Plan

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7.0 CLAUSE 50 – PARTICULAR PROVISIONS

7.1 Clause 52.06 – Car Parking

Objectives

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Assessment
Under this clause, the following rates apply:

- One car space per two-bedroom dwelling.
- Two car spaces per three or more-bedroom dwelling.
- One visitor car space per five or more dwellings.

Application of the rates to this development results in:

Dwelling	Bedrooms	Requirement	Provision	Compliance
Unit 1 (retained)	2 bedrooms	1 space	1 open space	Complies
Unit 2 (new)	2 bedrooms	2 space	1 open space	Complies

As only two dwellings are proposed, no visitor car space is required. The layout provides one on-site car space per dwelling, which is supported by the traffic engineering assessment. The report confirms that access arrangements are safe and functional and that the reduced provision is acceptable in this residential context due to good access to public transport and services.

7.2 Clause 52.06-9 – Design Standards for Car Parking

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection, or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway to exit in a forward direction with one manoeuvre.

- Provide at least 2.1 metres headroom beneath overhead obstructions.
- Allow cars to exit the site in a forward direction where four or more spaces are provided or where access is to a road in a Transport Zone 2 or 3.
- Provide a passing area at the entrance if more than 10 car spaces are served.
- Provide a corner splay or clear area to ensure visibility to pedestrians.

Comment

The proposed accessway complies with the relevant design standards. The shared driveway has a minimum width of 2.84 metres alongside Unit 1 and widens further to accommodate the required driveway dimensions. Swept path analysis prepared by the traffic engineer confirms that both B85 and B99 vehicles can safely enter and exit the site without conflict.

The parking space for Unit 2 is designed to operate in a reverse-out arrangement. As the development provides fewer than four car spaces in total, vehicles are permitted to reverse onto the street and this arrangement complies with the standard.

Adequate sightlines to Ebden Street are provided, ensuring safe vehicle and pedestrian movements.

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8.0 CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that responds to the site and the surrounding area.

Clause 55.01 – Site description

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

COMMENT: Please see attached architectural drawings and streetscape photos for details on the site description and design response.

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Clause 55 Assessment –TOWNHOUSE AND LOW-RISE CODE

Clause & Objective	Standard	Comments
Clause 55.01	**APPLICATION REQUIREMENTS**	
Clause 55.01 **Application Requirements**	**55.01-1 Site Description** **55.01-2 Design Response** An application to which this clause applies must be accompanied by: A site description. A design response. A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.	The application includes a site description and a design response in accordance with Clauses 55.01-1 and 55.01-2. All applicable standards have been met, and no variations are required. Therefore, the development fully satisfies the objectives and decision guidelines of Clause 55.
Clause 55.02	**NEIGHBOURHOOD CHARACTER**	
Clause 55.02-1 **Street setback objectives** To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the	Standard B2-1 Walls of buildings are set back from streets: ◦ At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or ◦ If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. 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. **Table B2-1 Street setback**	**Standard met** The subject site is not a corner lot and has a front setback of 7.518 metres, consistent with the existing dwelling which is being retained as part of the proposal. No change is proposed to the existing front setback. This outcome respects the established rhythm of Ebden Street and complies with the requirements of Standard B2-1.

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SMART TOWN PLANNING

<table>
<tr><th>Clause & Objective</th><th>Standard</th><th>Comments</th></tr>
<tr><td>site.</td><td>
Table B2-1 Street setback
<table>
<tr><th>Development context</th><th>Minimum setback from front street</th><th>Minimum setback from a side street</th></tr>
<tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</td><td>Not applicable</td></tr>
<tr><td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</td><td>Not applicable</td></tr>
<tr><td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr>
</table>
</td><td></td></tr>
</table>

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Clause & Objective	Standard			Comments
	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	

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Clause & Objective	Standard	Comments
Clause 55.02-2 **Building height objective** To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	Standard B2-2 The maximum building height does 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 does 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 does not exceed 10 metres.	**Standard met** The proposed building has a height of 7.422 meters, which is below the 9-meter limit and therefore complies with the relevant standard.
Clause 55.02-3 **Standard Side and rear setbacks** To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	Standard B2-3 A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: ◦ B2-3.1: The building is set back at least 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. • B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees	**Standard met** The proposed development complies with Standard B2-3.1 by providing appropriate side and rear setbacks. All side and rear walls (excluding boundary walls) are set back in accordance with the requirement of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, and 1 metre for every metre over 6.9 metres. No boundary walls are proposed as part of this development.

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Clause & Objective	Standard	Comments
	west to south 30 degrees east. Sunblinds, verandahs, porches, eaves, facias, 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 side and rear setbacks. Landings that have 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 side and rear setbacks.	
Clause 55.02-4 **Walls on boundaries objectives** To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	Standard B2-4 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 a lot does not abut the boundary for a length that exceeds the greater of the following distances: ◦ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ◦ The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. 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. A building on a boundary includes a building set back up to 200mm from a boundary. 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 does not exceed an average of 3.2 metres with no part	**Standard met** No boundary walls are proposed as part of this development.

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<table>
<tr><th>Clause & Objective</th><th>Standard</th><th>Comments</th></tr>
<tr><td></td><td>higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</td><td></td></tr>
<tr><td>Clause 55.02-5
Site Coverage objective
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</td><td><u>Standard B2-5</u>
The site area covered by buildings does not exceed:
◦ The maximum site coverage specified in a schedule to the zone; or
◦ If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.
If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.
Table B2-5 Site coverage<table><tr><td>Zone</td><td>Area</td></tr><tr><td>NRZ, TZ</td><td>60 per cent</td></tr><tr><td>GRZ</td><td>65 per cent</td></tr><tr><td>RGZ, MUZ, HTCZ</td><td>70 per cent</td></tr></table></td><td>Standard met
The proposed development is located within a Neighbourhood Residential Zone – Schedule 1 (NRZ1), where the maximum allowable site coverage is 60%. The proposed design achieves a site coverage of approximately 32%, which is within the permitted limit and therefore complies with the standard.</td></tr>
<tr><td>Clause 55.02-6
Access objective
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</td><td><u>Standard B2-6</u>
Access objective
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
Standard B2-6
The width of accessways or car spaces (other than to a rear lane) does not exceed:
◦ 33 per cent of the street frontage; or</td><td>Standard met
The proposed development utilises the existing crossover to provide access to the dwellings. This complies with the relevant standard, as the crossover width is less than 40% of the site’s 15.54-metre frontage.</td></tr>
</table>

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<table>
<tr><th>Clause & Objective</th><th>Standard</th><th>Comments</th></tr>
<tr><td></td><td>
40 per cent of the street frontage if the width of the street frontage is less than 20 metres.
The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.
</td><td></td></tr>
<tr><td>
Clause 55.02-7

Tree canopy objectives

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support
</td><td>
<u>Standard B2-7</u>

Provide a minimum canopy cover as specified in Table B2-7.1

Table B2-7.1 Canopy cover
<table>
<tr><th>Site area</th><th>Canopy cover</th></tr>
<tr><td>1000 m^2 or less</td><td>10% of site area</td></tr>
<tr><td>1000 m^2 +</td><td>20% of site area</td></tr>
</table>
Existing trees to be retained meet all of the following:
Has a height of at least 5 metres,
Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
Has a trunk that is located at least 4 metres from proposed buildings.
The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.

Existing trees that are retained can be used in calculating canopy cover.

Table B-7.2 Tree type, canopy cover, deep soil and planter
</td><td>
Variation Required

The subject site is less than 1,000 square meters in area and therefore requires a minimum of 10% of the site to be provided as canopy cover, in accordance with Standard B2-7.1. The proposed design provides 53.5 square meters of canopy area, equating to 12.4% of the total site area, thereby complying with the standard.

The proposal includes new canopy trees planting within the front setback to soften the built form and contribute to the streetscape character. Due to the presence of an easement across the rear boundary, the planting of large canopy trees at the rear of the site is constrained. However, the proposal achieves a total canopy cover of approximately 10 percent of the site area, in accordance with the requirements of Table B-7.2.
</td></tr>
</table>

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<table>
<tr><th>Clause & Objective</th><th>Standard</th><th>Comments</th></tr>
<tr><td>biodiversity, wellbeing and amenity, and help reduce urban heat.</td><td>requirements
Provide at least one new or retained tree in the front setback and the rear setback.
Trees are located in either:
An area of deep soil as specified in Table B2-7.2; or
A planter as specified in Table B2-7.2.
Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</td><td></td></tr>
<tr><td>Clause 55.02-8
Front Fences objective
To encourage front fence design that responds to the existing or preferred neighbourhood character.</td><td>Standard B2-8
A front fence within 3 metres of a street is:
◦ The maximum height specified in a schedule to the zone, or
◦ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8
Table B2-8 Maximum front fence height<table><tr><td>Street Context</td><td>Maximum front fence height</td></tr><tr><td>Streets in a TRZ2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table></td><td>Standard met
No change to the existing front fence is proposed. The existing 0.5 metre high brick fence will be retained in its current form. This is well below the maximum 1.5 metre height permitted in the Neighbourhood Residential Zone and maintains an open, low-scale character consistent with the streetscape. The proposal therefore complies with Standard B2-8.</td></tr>
<tr><td>Clause 55.03</td><td colspan="2">LIVEABILITY</td></tr>
<tr><td>Clause 55.03-1</td><td>Standard B3-1</td><td>NOT APPLICABLE</td></tr>
</table>

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Clause & Objective	Standard	Comments
Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments include at least: ◦ One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. ◦ One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. ◦ One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	This standard is not applicable for the proposal as it deals with developments consisting of 10 or more dwellings.
Clause 55.03-2 **Parking location objective** To minimise the impact of vehicular noise within developments on residents.	Standard B3-2 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: ◦ 1.5 metres; or ◦ If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or ◦ 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	**Standard met** There are no habitable room windows located within 1.5 metres of the driveway.
Clause 55.03-3 **Street integration objective** To integrate the layout of development with the street to	Standard B3-3 Where a development fronts a street, a vehicle accessway or abuts public open space: ◦ Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.	**Standard met** The proposed second dwelling provides passive surveillance through clear sightlines from upper-level habitable room windows, including the balcony off the

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Clause & Objective	Standard	Comments
support the safety and amenity of residents.	◦ The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.	master bedroom, which overlooks the shared driveway. Site services such as electrical meter boxes will be positioned for convenient access from the driveway while being screened from prominent views to minimise visual impact. External lighting is provided along all accessways and pedestrian paths to improve safety and usability. Mailboxes are located at the front of the driveway and designed to integrate seamlessly with the streetscape.
Clause 55.03-4 **Entry objectives** To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	Standard B3-4 **Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings:** Each dwelling and each residential building has a ground level entry door that: ◦ Has a direct line of sight from a street, accessway or shared walkway. ◦ Is not accessed through a garage. ◦ Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. **Apartment development and residential building with a shared entry:**	**Standard met** The proposed dwelling porch is positioned in a direct line of sight from the accessway. No change in the front unit's porch faces Ebden Street. The proposed porch provides more than the minimum area of 1.44 square metres with minimum dimension of 1.2 metres, complying with the relevant standard.

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Clause & Objective	Standard	Comments
	An apartment development and each residential building has: ◦ A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. ◦ An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. ◦ Shared corridors and common areas have at least one source of natural light and natural ventilation.	
55.03-5 **Private open space objectives** To provide adequate private open space for the reasonable recreation and service needs of residents.	Standard B3-5 A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: ◦ An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or ◦ A balcony with at least the area and dimensions specified in Table B3-5; or ◦ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or ◦ An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;	**Standard met** The proposed SPOS for the front dwelling is west-facing, providing 34 sqm with a minimum dimension exceeding 3 m. The proposed second dwelling has 36 sqm of SPOS with a minimum dimension of 3 m. Both comply with the relevant standard.

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Clause & Objective	Standard	Comments
	◦ The area and dimensions specified in the schedule must be 25 square metres or less; and ◦ The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.	
Clause 55.03-6 **Solar access to open space objective** To allow solar access into the secluded private open space of new dwellings and residential buildings.	Standard B3-6 The southern boundary of secluded private open space is 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.	**Standard met** Both Secluded Private Open Spaces (SPOS) are oriented to the west, ensuring optimal solar access and amenity.
Clause 55.03-7 **Functional layout objective** To ensure dwellings provide functional areas that meet the	Standard B3-7 Bedrooms: ◦ Meet the minimum internal room dimensions specified in Table B3-7.1; and	**Standard met** The proposed dwelling complies with the functional layout requirements, meeting the minimum dimension standards for both bedrooms and living areas.

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Clause & Objective	Standard	Comments
needs of residents.	◦ Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. **Table B3-7.1 Bedroom Dimensions** ◦ Minimum bedroom dimensions are 3m width and 3.4m depth for main bedroom; for all other bedrooms, 3m width and 3m depth. Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. **Table B3-7.2 Living area dimensions:** ◦ Studio and 1 bedroom dwellings to have a minimum width of 3.3m and min area of 10sqm. ◦ 2 or more bedroom dwellings to have a minimum width of 3.6m and minimum area of 12sqm.	
Clause 55.03-8 **Room depth objective** To allow adequate daylight into single aspect habitable rooms.	Standard B3-8 The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ◦ The room combines the living area, dining area and kitchen; and ◦ The kitchen is located furthest from the window; and ◦ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and ◦ An overhang extends no more than 2m beyond the window of the single aspect habitable room.	**Standard met** The proposed dwelling provide ceiling heights of more than 2.7 metres at the ground and first floor levels. All bedrooms are provided with more than a single-aspect habitable windows, and the depth of rooms served by lounge windows is less than 6.75 metres. Additionally, proposed dwelling features open-plan kitchen, dining, and living areas with a room depth of less than 9 metres and are not single aspect, and therefore comply with the relevant standard.

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Clause & Objective	Standard	Comments
	In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	
Clause 55.03-9 **Daylight to new windows objective** To allow adequate daylight into new habitable room windows.	Standard B3-9 **Dwelling (other than a dwelling in or forming part of an apartment development):** A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: ◦ 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 ◦ A 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. **Dwelling in or forming part of an apartment development** A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: ◦ A minimum width of 1.2 metres. ◦ A maximum depth of 1.5 times the width, measured from the external surface of the window. ◦ A window clear to the sky.	**Standard met** All habitable room windows are oriented to face outdoor areas or spaces clear to the sky, ensuring adequate access to daylight and ventilation. The proposed development meets the minimum light court requirements
Clause 55.03-10	Standard B3-10	**Standard met**

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Clause & Objective	Standard	Comments
Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	**Dwelling (other than a dwelling in or forming part of an apartment development):** Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: ◦ A maximum breeze path through the dwelling of 18 metres. ◦ A minimum breeze path through the dwelling of 5 metres. ◦ Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling. **Dwelling in or forming part of an apartment development:** At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: ◦ A maximum breeze path through the dwelling of 18 metres. ◦ A minimum breeze path through the dwelling of 5 metres. ◦ Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	The proposed dwelling has been designed with openable windows and doors in external walls that allow effective cross ventilation. The layout ensures: • Maximum breeze path does not exceed 18 metres. • Minimum breeze path exceeds 5 metres, providing adequate air circulation. • Ventilation openings are of similar size and located on different orientations, facilitating natural cross-ventilation through the dwellings.
Clause 55.03-11 Storage objective To provide adequate storage facilities for each dwelling.	Standard B3-11 **Dwelling (other than a dwelling in or forming part of an apartment development)** Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. **Dwelling in or forming part of an apartment development** Each dwelling has exclusive access to storage at least the total	**Standard met** Each dwelling is provided with exclusive external storage space of at least 6 cubic metres, which is clearly shown on the plans and is easily accessible from outside. This meets the required storage standard.

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<tr><td></td><td>minimum storage volume that is specified in Table B3-11.
Table B3-11 Storage
<table>
<tr><th>Dwell* type</th><th>Total min* storage volume</th><th>Min* storage volume within the dwelling</th></tr>
<tr><td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr>
<tr><td>1 bed* dwell*</td><td>10 cubic metres</td><td>6 cubic metres</td></tr>
<tr><td>2 bed* dwell*</td><td>14 cubic metres</td><td>9 cubic metre</td></tr>
<tr><td>3+ bed* dwell*</td><td>18 cubic metres</td><td>12 cubic metres</td></tr>
</table></td><td></td></tr>
<tr><td>Clause 55.03-12
Accessibility for apartment developments objective
To ensure the design of dwellings meets the needs of people with limited mobility.</td><td><u>Standard B3-12</u>
At least 50 per cent of dwellings in or forming part of an apartment development have:
A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
A main bedroom with access to an adaptable bathroom.
At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</td><td>Not applicable
The proposal is not an apartment.</td></tr>
</table>

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Clause & Objective	Standard	Comments
Clause 55.04	**EXTERNAL AMENITY**	
Clause 55.04-1 **Daylight to existing windows objective** To allow adequate daylight into existing habitable room windows.	Standard B4-1 Buildings opposite an existing habitable room window 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. Walls or carports more than 3 metres in height opposite an existing habitable room window are 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.	**Standard met** The neighbouring habitable room windows are located more than 1 metre from the shared boundaries, and the proposal maintains appropriate setbacks to protect daylight access. The development, therefore complies with Standard B4-1.
Clause 55.04-2 **Existing north-facing windows objective** To allow adequate solar access to existing north-facing habitable room windows.	Standard B4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: ◦ A new building is to be set back from the boundary by at least 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. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. ◦ For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height	**Standard met** The proposal complies with Standard B4-2 as there are no north-facing habitable room windows on adjoining properties within 3 metres of the shared boundaries that would be affected. Where applicable, the building setbacks meet the required standard, ensuring adequate daylight and solar access to neighbouring properties.

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Clause & Objective	Standard	Comments
	over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	
Clause 55.04-3 **Overshadowing secluded open space objective** To ensure buildings do not significantly overshadow existing secluded private open space.	Standard B4-3 The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.	**Standard met** The proposed development complies with Standard B4-3 as the shadow diagrams demonstrate that more than 50 per cent of the secluded private open space, or at least 25 square metres with a minimum dimension of 3 metres, remains unshaded for a minimum of five hours between 9 am and 3 pm on 22 September. Overshadowing is largely contained within the subject site and does not unreasonably impact the adjoining properties.
Clause 55.04-4 **Overlooking objective** To limit views into existing secluded private open space and habitable room windows.	Standard B4-4 In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are 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	**Standard met** The proposal complies with Standard B4-4 as all habitable room windows and secluded private open spaces are designed to prevent overlooking within 9 metres.

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Clause & Objective	Standard	Comments
	floor level. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: ◦ Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or ◦ Has sill heights of at least 1.7 metres above floor level; or ◦ Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or ◦ Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or ◦ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. 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 are: ◦ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ◦ Permanent, fixed and durable. ◦ Designed and coloured to blend in with the development. 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	

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Clause & Objective	Standard	Comments
	habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	
Clause 55.04-5 **Internal views objective** To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Standard B4-5 In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: ◦ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or ◦ Has a sill height of at least 1.7 metres above floor level; or ◦ Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or ◦ Has permanently fixed external screens to at least 1.7 metres above floor level; or ◦ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: ◦ A 45 degree horizontal angle from the edge of the new window or balcony. ◦ A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.	**Standard met** The proposal complies with Standard B4-5 as all habitable room windows and private open spaces within the development are designed to prevent overlooking into the secluded private open space of other dwellings.

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Clause & Objective	Standard	Comments
Clause 55.05	**SUSTAINABILITY**	
Clause 55.05-1 **Permeability and stormwater management objective** To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	Standard B5-1 The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: ◦ Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ◦ Suspended solids 80% reduction in mean annual load. ◦ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ◦ Litter 70% reduction of mean annual load. Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. ◦ Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	**Standard met** The proposal complies with the requirements for pervious surfaces by providing 38.2 per cent site coverage, which exceeds the minimum 20 per cent requirement. This reduces the impact of increased stormwater run-off on the drainage system and downstream waterways, facilitates on-site stormwater infiltration, and encourages stormwater management that maximises the retention and reuse of stormwater. Large garden areas also contribute to attractive and functional spaces for both streetscape presentation and occupant use. The development will incorporate a stormwater management system designed to meet the best practice quantitative performance objectives outlined in the Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021), achieving 80 per cent reduction in suspended solids, 45 per cent reduction in total phosphorus and total nitrogen, and 70 per cent reduction in litter in mean annual loads.
Clause 55.05-2	Standard B5-2	**Standard met**

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Clause & Objective	Standard	Comments
Overshadowing domestic solar energy systems objective To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	The proposal complies with Standard B5-2 as No 6 Ebden Street has existing domestic solar energy systems; however, the proposed development does not reduce sunlight access to these systems between 9 am and 3 pm on 22 September. The building has been appropriately sited and designed to ensure no unreasonable impact on the efficiency of the neighbouring solar energy system.
Clause 55.05-3 **Rooftop solar energy generation area objective**	Standard B5-3 In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: ◦ Has a minimum dimension of 1.7 metres. ◦ Has a minimum area in accordance with Table B5-3. ◦ Is oriented to the north, west or east. ◦ Is positioned on the top two thirds of a pitched roof. ◦ Can be a contiguous area or multiple smaller areas.	**Standard met** The proposed roof form provides more than 26 square metres of rooftop solar area for each existing and proposed dwelling, which exceeds the minimum requirement for a two-bedroom dwelling under the standard.

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<table>
<tr><th>Clause & Objective</th><th>Standard</th><th>Comments</th></tr>
<tr><td></td><td>
Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.
Refer to Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area.

Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table B5-3 Minimum rooftop solar energy generation area
<table>
<tr><th>No B’rooms</th><th>Min. roof area</th></tr>
<tr><td>1 bedr’m dwelling</td><td>15 square metres</td></tr>
<tr><td>2 or 3 bedr’m dwelling</td><td>26 square metres</td></tr>
<tr><td>4+ bedr’m dwelling</td><td>34 square metres</td></tr>
</table>
</td><td></td></tr>
<tr><td>Clause 55.05-4

Solar protection to new north-facing windows objective

To encourage external shading of north facing windows to minimise summer heat gain.</td><td><u>Standard B5-4</u>

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</td><td>Standard met

The proposal complies with the requirement as all north-facing windows are designed with shading elements, including eaves, with a minimum horizontal depth of 0.25 times the window height.</td></tr>
</table>

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Clause & Objective	Standard	Comments
Clause 55.05-5 **Waste and recycling objectives** To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.	Standard B5-5 **Dwelling (other than a dwelling in or forming part of an apartment development)** The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. If the development includes a shared bin storage area: ◦ The shared bin storage area: ◦ Is located within 40 metres of a kerbside collection point. ◦ Includes a tap for bin washing. ◦ There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. **Dwelling in or forming part of an apartment development** The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2. Enclosed bin storage areas are ventilated by: ◦ Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or ◦ A mechanical exhaust ventilation system.	**Standard met** The proposal complies with Standard B5-5 as each dwelling is provided with its own individual bin storage area in accordance with the minimum area, depth and height requirements specified in Table B5-5.1.

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Clause & Objective	Standard	Comments
	A tap and drain is provided to wash bins. A continuous path of travel is provided from each dwelling to bin storage areas. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic meters with a minimum depth of 250 millimeters.	
Clause 55.05-6 **Noise impacts objective** To minimise the impact of mechanical plant noise located in the development.	Standard B5-6 Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	**Standard met** The proposal does not include any mechanical car storage or lift facilities.
Clause 55.05-7 **Energy efficiency for apartment developments objectives** To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	Standard B5-7 Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load. *[Note: Table B5-7 does not include Latrobe as an identified climate zone, but Melbourne at 30 and East Sale at 22 are reasonable guides.]* **Note:** Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).	**Not Applicable** The proposal is not a part of an apartment.

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9.0 CONCLUSION

The proposed development at 8 Ebden Street, Noble Park North seeks approval for the retention of the existing dwelling at the front and the construction of a new double-storey dwelling at the rear, together with associated car parking, landscaping, and infrastructure upgrades.

The application has been carefully assessed against the objectives and standards of Clause 55 (ResCode) and complies with the relevant requirements of the Greater Dandenong Planning Scheme. The proposal provides a well-designed response to the site and its context, offering modest housing growth in a Limited Change Area while respecting the established neighbourhood character. The development maintains the rhythm of the existing streetscape, provides passive surveillance and safety, incorporates sustainable design principles, and ensures adequate private open space and amenity for future occupants.

In response to the Council's Request for Further Information (RFI), the following matters have been addressed:

- **Car Parking and Access:** The proposal provides one on-site car space for each dwelling, supported by a traffic engineer's assessment confirming safe access, functional manoeuvrability, and compliance with relevant design standards.

- **Stormwater and Drainage:** A detailed stormwater management report has been prepared demonstrating compliance with best practice stormwater quality objectives, including reductions in suspended solids, nutrients, and litter. Site permeability is above the minimum standard at 38.2 per cent, reducing run-off and supporting water-sensitive design.

- **Solar Access:** Rooftop solar areas have been demonstrated, with a total of more than 26 square metres provided across the dwellings, ensuring compliance with the solar energy standard.

- **Landscaping and Tree Canopy:** The design incorporates canopy tree planting within the front setback and introduces small-scale canopy trees at the rear of the existing and proposed dwellings, achieving a total canopy area of approximately 12.4 per cent in accordance with Table B2-7.2. Deep soil zones are provided to support the healthy growth of the proposed vegetation.

- **Neighbourhood Character:** The development respects the surrounding low-density residential setting, retaining the existing front dwelling and introducing a sensitively designed rear dwelling with appropriate setbacks, articulation, and materials. No boundary walls are proposed, and the retained 0.5 metre brick front fence maintains openness to the street.

The application responds positively to the strategic planning directions of both the State and Local Planning Policy Frameworks, which encourage infill housing in established areas with good access to transport, services, and open space. The design balances increased housing choice with the protection of local amenity and neighbourhood character, consistent with the purpose of the Neighbourhood Residential Zone – Schedule 1.

On this basis, the proposal represents an appropriate and policy-consistent form of residential development. Smart Town Planning Pty Ltd respectfully requests that Council support the application and issue a planning permit for the development.

Principal Town Planner
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