

234 Gladstone st
Maryborough Vic 3465

Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Neighbourhood Character & Infrastructure

Clause 55.02-1 to 02-5

Objective	Standard (Summarised)	Complies / Does Not Comply / Variation Required
<p>B1 Neighbourhood Character To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>The design response must be appropriate to the neighbourhood and the site</p>	<p>Complies. Development involves removal of unsightly outbuildings and new dwellings that are less visible from the street</p>
	<p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>Complies. Less intrusive than existing conditions</p>
<p>B2 Residential Policy 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.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>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.</p>	<p>Complies. Provides additional required dwellings</p>
<p>B3 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>Complies. Provides a 2 and 3 bedroom dwelling</p>
<p>B4 Infrastructure To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p>	<p>Complies</p>
	<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p>	<p>Complies</p>
	<p>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.</p>	<p>N/A</p>

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

Site Layout and Building Massing

Clause 55.03-1 to 03-10

Title & Objective	Standard			Complies / Does Not Comply / Variation Required
B6 Street Setback To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings should be set back from streets: At least the distance specified in a schedule to the zone, or If no distance is specified, the distance in Table B1. <i>Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard</i>			Complies
	Table B1 Development context There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	Minimum setback from front street (meters) The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Minimum setback from side street (meters) N/A	
	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.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	N/A	

Title & Objective	Standard			Complies / Does Not Comply / Variation Required
	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	N/A	

Title & Objective	Standard			Complies / Does Not Comply / Variation Required
	<p>The site is on a corner.</p>	<p>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 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Minimum setback from side street (meters)</p> <p>Front walls of new development fronting the side street of a corner site should be 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.</p> <p>Side walls of new development on a corner site should be 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 less wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser</p>	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B7 Building Height To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>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.</p> <p>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.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	Complies
	Changes of building height between existing buildings and new buildings should be graduated.	Complies
<p>B8 Site Coverage To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The maximum site coverage specified in a schedule to the zone, or</p> <p>If no maximum site coverage is specified in a schedule, 60%.</p>	Complies. 42.5% coverage
<p>B9 Permeability To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>The minimum area specified in a schedule to the zone, or</p> <p>If no minimum is specified in a schedule to the zone, at least 20% of the site.</p>	Complies 37.69%
<p>B10 Energy Efficiency To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	Complies
	Living areas and private open space should be located on the north side of the development, if practicable.	Complies
	Developments should be designed so that solar access to north-facing windows is maximised.	Complies
<p>B11 Open Space To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and usable. 	N/A
<p>B12 Safety To ensure the layout of development provides for the safety and security of residents and property.</p>	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	Complies
	Planting which creates unsafe spaces along streets and accessways should be avoided.	Complies
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	Complies. Refer sheet A07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	Complies
<p>B13 Landscaping 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>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <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> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<p>Complies. Refer sheet A09</p> <p>Complies</p> <p>Complies</p>
<p>B14 Access To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33% of the street frontage; or ▪ If the width of the street frontage is less than 20 metres, 40% of the street frontage. <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>Complies refer sheet A07 & A09 3.0m driveway & 20.12m total width, = 14.9%</p> <p>Complies</p> <p>Complies – as is</p> <p>Complies</p> <p>Complies</p>
<p>B15 Parking Location To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be well ventilated if enclosed. <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>Complies refer sheet A07</p> <p>Complies, refer sheet A07, min distance 2.014m</p>
<p>B16 Parking Provision (Deleted)</p>	<p>Refer to Clause 52.06 Car parking of the Planning Scheme for provisions, requirements and specifications.</p>	<p>N/A</p>

Amenity Impacts

Clause 55.04-1 to 04-8

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B17 Side and Rear Setbacks To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <p>At least the distance specified in a schedule to the zone, or</p> <ul style="list-style-type: none"> ▪ 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. <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>Complies. Refer sheet A06, South West Elevation</p>
<p>B18 Walls on Boundaries To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the lot boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▪ Where the existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <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>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Complies. Refer sheet A06, South West Elevation</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B19 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</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>Complies. Refer sheet A07</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>Complies. Refer sheet A07</p>
<p>B20 North Facing Windows To allow adequate solar access to existing north-facing habitable room windows.</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 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 north 30 degrees east.</p>	<p>Complies. Refer sheet A07</p>
<p>B21 Overshadowing Open Space To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Complies. Refer sheet A07</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B22 Overlooking To limit views into existing secluded private open space and habitable room windows.</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the <u>secluded private open space</u> or <u>habitable room window</u> of an existing dwelling (horizontal 9m rule and from a height of 1.7m above ffl).</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 	Complies. Refer sheet A07
	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.	Complies
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ 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. <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>	Complies, refer sheet A02
<p>B23 Internal Views To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</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.	Complies
<p>B24 Noise Impacts To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	Complies
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.	Complies
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	Complies

On-Site Amenity and Facilities

Clause 55.05-1 to 05-6

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B25 Accessibility To encourage the consideration of the needs of people with limited mobility in the design of developments.</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>Complies, all dwellings able to have access by ramps if required</p>
<p>B26 Dwelling Entry To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>Complies</p>
<p>B27 Daylight to New Windows To allow adequate daylight into new habitable room windows.</p>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Complies in all instances</p>
<p>B28 Private Open Space To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential Building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ 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 ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres, minimum width of 2 metres and convenient access from a living room. 	<p>Complies in all instances</p>
<p>B29 Solar Access to Open Space To allow solar access into the secluded</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>Complies, all private open spaces have access to northerly aspect</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
private open space of new dwellings and residential buildings.	The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.	Complies in all instances
B30 Storage To provide adequate storage facilities for each dwelling.	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Complies in all instances

Detailed Design

Clause 55.06-1 to 06-4

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B31 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, ▪ Should respect the existing or preferred neighbourhood character. 	Complies. Existing dwelling at front of site is maintained
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Complies, all garages are incorporated into the dwelling rooflines
B32 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	Complies
	A front fence within 3 metres of a street should not exceed: 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 B3; <ul style="list-style-type: none"> ▪ 2m if abutting a Road Zone, Category 1. ▪ 1.5m in any other streets. 	Complies. Front fence to be 1800mm high
B33 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Developments should clearly delineate public, communal and private areas.	Complies. Common property delineated by fences and parking space markings
	Common property, where provided, should be functional and capable of efficient management.	Complies, consists of paved areas and low maintenance garden. Refer sheet A09
B34 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	Complies. Services to be located primarily in common property
	Bin and recycling enclosures, mailboxes and other site facilities should be accessible, adequate in size, durable, waterproof and blend in with the development.	Complies. All bins to be kept in private open space of each dwelling
	Mailboxes should be provided and located for convenient access as required by Australia Post.	Complies. Refer sheet A07