

# Town Planning Report

7 Huntingdale Drive, Chirnside Park

Construct a dwelling to the rear of an existing dwelling and undertake buildings and works to the existing dwelling.



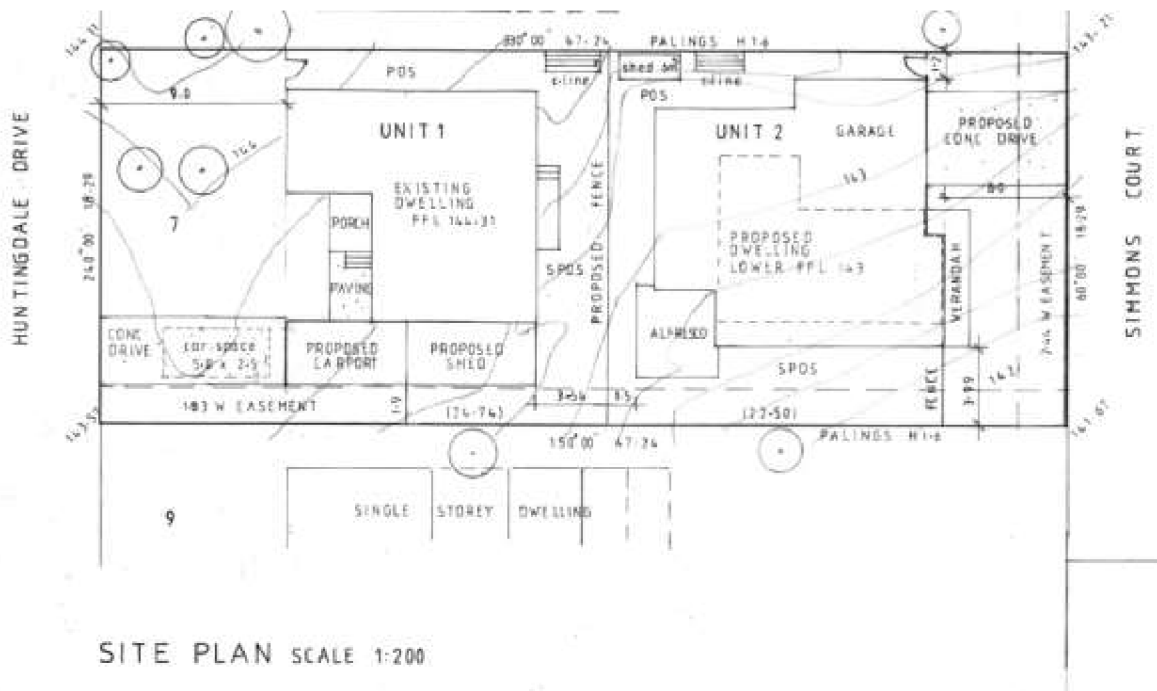
<b>Glossop Quality System</b>			
<b>Author</b>	<b>HG</b>	<b>Checked By</b>	<b>BR</b>
<b>Date Issue</b>	<b>June 2023</b>	<b>Revision Number</b>	<b>-</b>

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# 1. Introduction

This planning report has been prepared on behalf of ██████████ the permit applicant, at the request of Jackie Wilson of Building Perspectives Design & Drafting Services.

In brief, the proposal involves the construction of a second dwelling to the rear of 7 Huntingdale Drive, Chirside Park (the 'Application Site') and buildings and works to the existing dwelling. The works to the existing dwelling involve the construction of a proposed shed to the side of the dwelling together with a proposed carport.



**Proposed Site Plan (source: Development Plans)**



**Proposed northwest elevation (source: Development Plans)**

For the reasons outlined through this report, this proposal is consistent with the provisions of the Yarra Ranges Planning Scheme and approval is therefore warranted on town planning grounds.

## 1.1 Plans and Supporting Documentation

This planning report should be read in conjunction with the following:

- Plan of Survey, Features and Levels prepared by Sprott Land Surveys;
- Neighbourhood and Site Description Plan prepared by Sprott Land Surveys; and
- Development Plans, prepared by Building Perspectives Design & Drafting Services, dated February 2023.

## 2. The Application Site and Surrounds

### 2.1 The Application Site

The Application Site is located at 7 Huntingdale Drive, Chirnside Park and has a formal land description of Lot 990 on Lodged Plan 63910.

The Certificate of Title indicates that the land is not burdened by any restrictive instruments.

The Application Site is regular in shape with an area of approximately 864 square metres with a frontage to Huntingdale Drive of approximately 18.1 metres to the south. Side boundaries are approximately 47.5 metres in length. Surrounding lots are of similar size as demonstrated on the cadastral image below.

The Application Site incorporates a fall of approximately three metres from southwest to northeast.

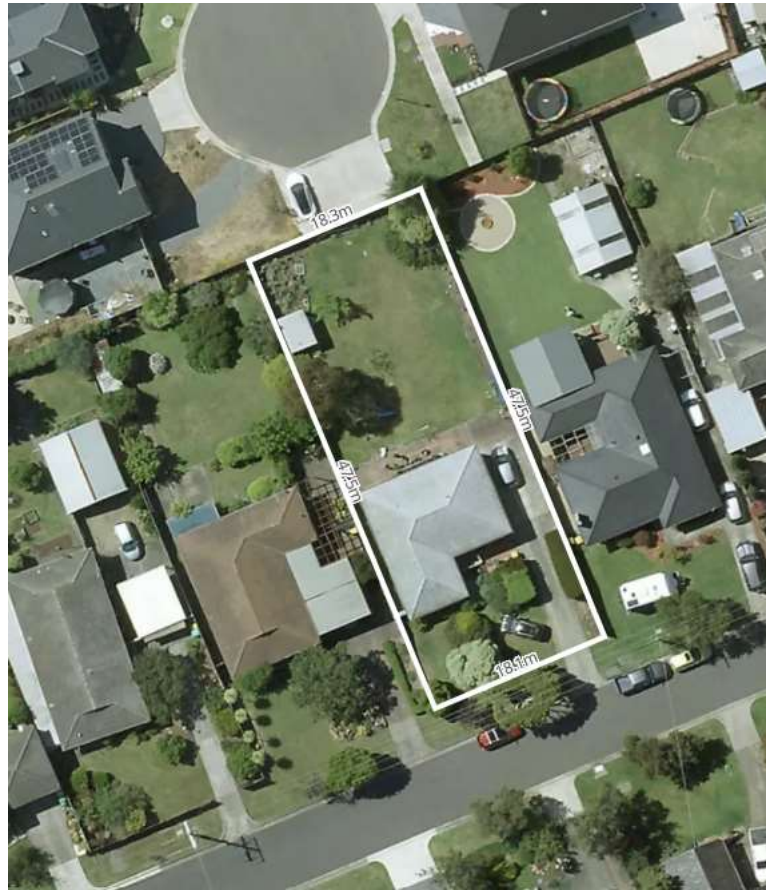
A 2.44 metre wide drainage and sewerage easement traverses the northern boundary of the site narrowing to 1.83 metre wide as it partially traverses the eastern boundary of the site.



**Cadastral Map of 7 Huntingdale Drive, Chirnside Park (source: LandChecker 2022)**

The Application Site is currently developed with one single storey dwelling and galvanised iron shed. A small number of trees exist in the front, rear and side setbacks.

This existing dwelling features a tiled pitched roof and rendered brick façade and comprises a large front and rear yard. A concrete driveway and crossover from Huntingdale Drive provides vehicle access along the eastern boundary of the site.



**Aerial overview of 7 Huntingdale Drive, Chirnside Park (source: Landchecker 24 December 2022)**

## 2.2 Surrounding Area

The Application Site exists within an established low scale residential area with dwellings of between one and two storeys.

Dwellings are predominantly traditional brick or weatherboard dwellings with tiled pitched rooves.

Most lots feature open or low front fences and generous front and rear setbacks.

Two properties directly abut the subject site to the east (9 Huntingdale Drive) and west (5 Huntingdale Drive).

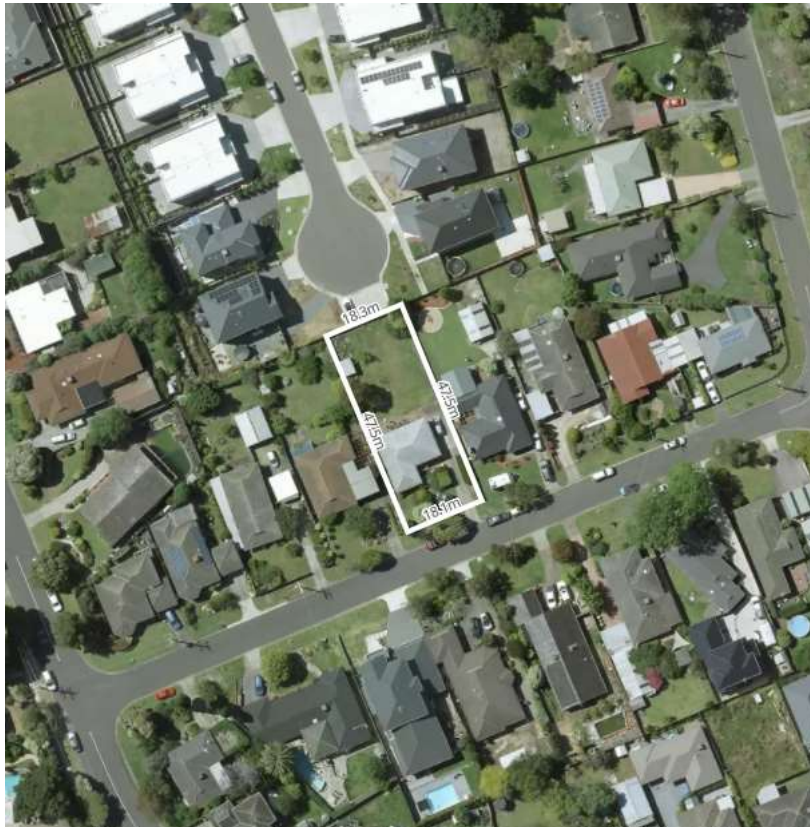
Both dwellings are occupied by single storey dwellings sited centrally and comprising large rear areas of secluded private open space to the north. No habitable room windows face towards the subject site and a 1.6 metre high boundary fence separates the lots.

To the north the Application Site abuts the road reserve of Simmons Court which terminates at a cul-de-sac. A handstand parking bay currently shares approximately two thirds of the common boundary.



Cloverlea Estate is located to the north of the site along Simmons Court which forms the redevelopment of the former Chirnside Park golf course.

It is noted that the entire Cloverlea Estate is governed by Title Restrictions including Section 173 Agreements and a Memorandum of Common Provisions.



**Aerial overview of the surrounding area (source: Landchecker 24 December 2022)**

The Application Site is located within a predominantly car dependant suburb, however some public transport options are available including:

- Telebus 1 which connect Chirnside Park to Lilydale Train Station and is located approximately 300 metres from the Application Site;
- Lilydale Railway Station which is located approximately 2.2 kilometres to the north east of the Application Site;
- Bus Routes 670, 679 and 683 are located approximately 400 metres from the Application Site along Maroondah Highway providing access to Ringwood, Lilydale and Warburton; and
- Bus Route 677 which operates between Chirnside Park and Lilydale with the closest stop located approximately 500 metres from the Application Site along Edward Road.

The closest commercial centre is located approximately 1.3 kilometres (17-minute walk) to the west of the Application Site.





Melways overview of the surrounding area (source: Melways Online 2023)

## 2.3 Planning History

Planning Permit YR-2013/978 was issued on 14 February 2014 for buildings and works to construct a dwelling to the rear of the existing dwelling. This permit has subsequently expired.

Planning Permit YR-2014/826 was issued on 14 November 2014 for a two lot subdivision and has likewise since expired.

A pre-application meeting (PA-2020/83) was held with respect to this general proposal on 30 July 2020 at which Council advised:

*It is noted that historically, Council has not been opposed to the premise of lots fronting Huntingdale Drive obtaining rear access from Simmons Court, provided it does not adversely impact on traffic, drainage or character of the surrounding area... there appears to be sufficient space in the north western corner of the rear boundary to facilitate access onto Simmons Court.*

## 3. Yarra Ranges Planning Scheme

### 3.1 Municipal Planning Strategy and Planning Policy Framework

The Application Site is identified within an 'incremental growth' area within the Strategic Framework Plan at Clause 02.04.

Relevant Strategic directions within the Municipal Planning Strategy (MPS) are set out below:

Clause 02.03-5 Built Environment and Heritage:

- *Incorporate best practice environmental design to contribute to sustainable building form.*
- *Encourage development that contributes to a sense of place and adds to the character and identity of the distinct localities in Yarra Ranges.*

Clause 02.03-6 Housing:

- *Contain residential subdivision within the existing Urban Growth Boundary.*

The following sections of the Planning Policy Framework are of relevance to the proposal:

**Clause 12.05-2S 'Landscapes'** seeks to protect and enhance significant landscapes and open spaces that contribute to the character, identity and sustainable environments.

**Clause 15.01-1S 'Urban design'** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Relevant strategies include:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

**Clause 15.01-2S 'Building design'** seeks to achieve building design outcomes that contribute positively to context and enhance the public realm.

**Clause 15.01-5S 'Neighbourhood character'** seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Relevant strategies include:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the Pattern of local urban structure and subdivision and Neighbourhood character values and built form that reflect community identity.*

**Clause 15.01-5L 'Neighbourhood character'** seeks to protect the distinctive characteristics and environmental features of residential neighbourhoods.

Clause 16.01-1S 'Housing supply' seeks to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-1L Housing applies to all land zoned Residential Growth, General Residential and Neighbourhood Residential Zone and the Residential Framework Plan identifies the site for incremental housing change which are subject to the following strategies:

- Retain a predominantly low residential density in areas identified as Incremental Change Areas in the map to this clause.
- Support additional housing that is consistent with the existing character of the neighbourhood in areas with access to services.
- Accommodate incremental development in identified locations within metropolitan residential areas and in rural and foothill townships.

### 3.2 Planning Controls

The Application Site is zoned Neighbourhood Residential Zone – Schedule 1 (NRZ1) and affected by the Significant Landscape Overlay – Schedule 23 (SLO23). Refer Figures below.

The proposal requires a planning permit pursuant to:

- Clause 32.09-6 (Neighbourhood Residential Zone) to construct a dwelling if there is at least one dwelling existing on the lot and extend a dwelling if there are two or more dwellings on a lot.

It is understood from Council feedback that no permit is required pursuant to the SLO23.



Zone overview of the Application Site (source: Planning Property Report)





**Significant Landscape Overlay overview of the Application Site (Source: Planning Property Report)**

## Zoning

The Application Site and all surrounding properties other than those fronting Simmons Court are affected by Schedule 1 to the Neighbourhood Residential Zone. Schedule 1 has been applied to *Incremental Residential Change Areas*.

Properties fronting Simmons Court (directly abutting the subject site to the north) are within Schedule 4 to the Neighbourhood Residential Zone which has been applied to sites within the Cloverlea Estate (former Chirside Park Golf Course).

The relevant purpose of the Neighbourhood Residential Zone is to:

- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*

Pursuant to Clause 32.09-4, a mandatory minimum garden area of 35% is required. A garden area of 48.84% is provided.

Pursuant to Clause 32.09-10, a mandatory maximum building height of 9 metres/ two storeys applies. A maximum building height of 7 metres/ two storeys is provided.

Relevant application requirements at Clause 32.0-9-11 include:

- An application for two dwellings on a lot must meet the requirements of Clause 55. An assessment against Clause 55 has been provided at **Appendix A**.
- Scaled and detailed town planning drawings

Schedule 1 (and 4) does not vary any standards of Clause 55.

An application requirement of Schedule 1 is that an application for multi-unit development should be accompanied by an application for subdivision. Given the nature of the proposed application, with both dwellings proposed to have separate street frontages this application requirement is sought to be waived as not relevant to the evaluation of the application consistent with Clause 32.09-11.

## Overlays

Pursuant to Clause 42.03-2 of the Significant Landscape Overlay a planning permit is required for the removal of any 'substantial tree' as defined in the schedule.

No permit is required for proposed vegetation removal and as such the SLO23 is of limited relevance to this permit application. Nonetheless the Statement of Significance outlines the following for Chirnside Park:

*Chirnside Park was originally a grazing area and is set against a rural backdrop of surrounding hills and paddocks. Housing was developed primarily in the 1970's and as a result, many mature trees of both native and exotic species exist within its established gardens and contribute significantly to the character of the area.*

Clause 2 of the Schedule provides the following landscape objectives:

- *To recognise and conserve the environmental and visual sensitivity of residential areas of the Dandenong Ranges foothills and the Yarra Valley.*
- *To ensure all development is sensitively designed and sited having regard to the natural physical features of the land, including slope, the presence of existing vegetation and view lines.*
- *To retain mature trees which make a significant contribution to the landscape character of the neighbourhood areas.*
- *To protect vegetation of significance, natural beauty, interest and importance.*
- *To protect and preserve the riparian areas along waterways.*

Surrounding overlays include Schedule 3 to the Development Plan Overlay (Clause 43.04) ('DPO3') which has been applied to the Cloverlea Estate to the immediate north of the Application Site. The following objectives are of some relevance:

- *To encourage a range of residential lot sizes that will support a mixture of low, medium and higher density dwellings.*
- *To ensure that any new development does not adversely affect the amenity of existing residential properties abutting the site.*
- *To facilitate a high quality landscape outcome that integrates with the overall layout and design of the site.*

- To recognise and protect significant vegetation on the site, including vegetation that is of heritage significance.
- To provide a safe, efficient and convenient street network.



**DPO3 overlay in relation to the Application Site (source: Planning Property Report)**

### Particular Provisions

#### Clause 52.06 Car parking

The Purpose of Clause 52.06 is:

- 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.

Pursuant to Clause 52.06-1, the car parking requirements at Clause 52.06 applies to this application with each dwelling required to be provided with two car parking spaces.



The relevant design standards of Clause 52.06-9 likewise apply.

Clause 55 Two or more dwellings on a lot and residential buildings

The Purpose to Clause 55 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

An assessment against the objectives and standards of Clause 55 is provided at **Appendix A**.

### 3.3 Decision Making Framework

Clause 71.02-3 (Integrated decision making) states:

*Victorians have various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.*

*The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*

*Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.*

When considering the decision guidelines associated with the relevant planning permit requirements, the key planning considerations are:

- Does the Municipal Planning Strategy and the Planning Policy Framework support the proposed development?
- Does the proposal achieve an acceptable neighbourhood character response?
- Does the proposal achieve the objectives of Clause 55?
- Does the proposal satisfactorily address other relevant matters for consideration including provision of car parking?

## 4. Planning Assessment

### 4.1 Does the Municipal Planning Strategy and the Planning Policy Framework support the proposed development?

Strategically the proposed concept of an additional dwelling on the Subject Site is one which is comfortably supported by planning policy.

As an incremental change area, there is a clear expectation of some residential growth as most clearly expressed by Clause 16.01-1L. This is further supported by PPN90: Planning for Housing, noting that Council is currently working on an updated housing strategy.

With site metrics including circa. 48% garden area, 40% site coverage and 53% permeability, the proposal is clearly one which fits with the term 'incremental change'. While the 40.28% site coverage proposed marginally exceeds the 40% sought under the NRZ1 the difference (2.4sqm) is negligible and indiscernible.

Rather than a matter of policy, it is considered the acceptability of this proposal revolves around the acceptability of the design response from a neighbourhood character and Clause 55 perspective. These considerations are addressed in the following sections.

### 4.2 Does the proposal achieve an acceptable neighbourhood character response?

Clause 15.01-5L sets out the following strategies from a neighbourhood character perspective:

- *Design development to complement existing site features such as slope, terrain, substantial trees and remnant vegetation.*
- *Retain extensive tree canopy cover and native vegetation.*
- *Support the establishment and maintenance of substantial trees within residential areas.*
- *Site and design development on land adjoining public land and open space to provide passive surveillance.*

In respect of bullet point 1, the proposed dwelling makes an appropriate balance between cut and fill to complement the fall of the site and minimise its impact on the landscape. Bullet point 2 is not materially relevant to this application given no permit trigger exists under SLO23 while bullet point 3 is sought to be addressed through the provision of a landscape plan required as a condition of permit. Bullet point 4 is achieved in so far as the proposed dwelling will address Simmons Court.

As previously stated, the proposal is also generally consistent with the 40% site coverage decision guideline of the NRZ1.

The proposal is therefore considered to comply with preferred character policy.

From an existing character perspective, the proposed buildings and works to the existing dwelling will fit comfortably within the Huntingdale Road streetscape. The proposed carport is by nature open to the street and will be set no further forward than the existing building line. It is plain from Google Streetview imagery that garages, carports and other car parking areas are readily apparent and the proposed buildings and works to the existing dwelling will fit comfortably within this streetscape and have no neighbourhood character impact.

With respect to the proposed dwelling, Simmons Court onto which it will front is characterised by large double storey dwellings with prominent garages. A combination of flat and hipped roofs are present. The four dwellings closest to the Review Site (20, 21, 22 and 23 Simmons Court) have a more 'classical' appearance with dwellings further north along Simmons Court having a more modern and contemporary design appearance.

The proposed dwelling will fit comfortably within this streetscape, particularly at its southern end having a double storey but more 'classical' appearance and will further act as an appropriate transition between the more recent dwellings constructed on Simmons Court and the existing residential areas of Huntingdale Road. The siting, form and appearance of the proposed dwelling will help bookend Simmons Court which currently suffers from somewhat of an abrupt transition between 'new' and 'old'.

Having reviewed the Section 173 Agreements attached to 22 Simmons Court, we understand that apart from building envelopes no design restrictions are imposed through these Agreements. Having compared the building envelopes which typically require a 4 metre front setback and 2 metre side setbacks, the proposal would fit with this anticipated outcome, save for a 1.2 metre side setback being provided to the western boundary. This setback is entirely acceptable considering the requirements of Standard B17 (Side and rear setbacks), the fact that building envelopes do not apply to the Application Site and as it will continue to maintain an appropriate character to Simmons Court.

As we understand it a Memorandum of Common Provisions also applies to properties within the Cloverlea Estate which imposes various design restrictions, however this is not attached to the Certificates of Title and we have been unable to source a copy. We are nevertheless aware it contains restrictions relating to garage setbacks, front fences and materiality. From what we have been able to establish the proposed dwelling would achieve these design requirements which is understandable given the similarity in form between the proposed dwelling and existing dwellings within Simmons Court.

#### 4.4 Does the proposal achieve the objectives of Clause 55?

An assessment against the objectives and standards of Clause 55 is provided at **Appendix A**. this assessment demonstrates that all objectives and standards are achieved.

Accordingly, the proposal satisfies the Purpose of this clause.

#### 4.5 Does the proposal satisfactorily address any other relevant matters for consideration?

Sufficient car parking is provided for both dwellings with vehicle access for the proposed dwelling gained from Simmons Court. As per the pre-application comments provided by Council there is sufficient room between the existing hardstand car parking area at the end of Simmons Court and the driveway associated with 22 Simmons Court for the proposed vehicle crossover.

It is noted that a separate vehicle crossover permit will be required under Council's local laws which will adequately cover this consideration, with the planning permit sought only applying to the Application Site itself.

## 5. Conclusion

Based on the above assessment, it is considered that the proposed development at 7 Huntingdale Drive, Chirnside Park represents an acceptable town planning outcome and is appropriate for the following reasons:

- It provides a modest form of incremental development as anticipated for the area;
- The presentation of the existing dwelling to Huntingdale Road will remain largely as currently exists;
- The proposed dwelling will fit comfortably within the more modern streetscape of Simmons Court and provides an appropriate 'bookend' to this street having regard to the design restrictions otherwise imposed on dwellings within Simmons Street; and
- The proposal is fully compliant with the standards and objectives of Clause 55.

It follows that a town planning permit should be granted for the proposal.

Glossop Town Planning

June 2023



## Appendix A – Clause 55 Assessment

Clause No.	Assessment
<b>Clause 55.02 Neighbourhood Character and Infrastructure</b>	
Clause 55.02-1 Neighbourhood character	<b>Standard B1 – Objective and Standard met</b> Refer Section 4.2 of this report.
Clause 55.02-2 Residential Policy	<b>Standard B2 – Objective and standard met</b> Refer Section 4.1 of this report.
Clause 55.02-3 Dwelling Diversity	<b>Standard B3 – N/A</b>
Clause 55.02-4 Infrastructure	<b>Standard B4 – Objective and Standard met</b> The proposed dwelling will be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas if available.  The proposal is for a single additional dwelling. This will not exceed the capacity of utility services or existing infrastructure.
Clause 55.02-5 Integration with the Street	<b>Standard B5 – Objective and Standard met</b> The proposed dwelling is oriented to face Simmons Court.
<b>Clause 55.03 Site Layout and Building Massing</b>	
Clause 55.03-1 Street Setback	<b>Standard B6 – Objective and Standard met</b> As no existing building on either abutting allotments faces Simmons Court, a minimum set back of 4 metres is required. A set back of 6 metres is proposed.
Clause 55.03-2 Building Height	<b>Standard B7 – Objective and Standard met</b> The proposed dwelling has a maximum height of 7m and two storeys.
Clause 55.03-3 Site Coverage	<b>Standard B8 – Objective and Standard met</b> The proposed development has a site coverage of 40.28%.
Clause 55.03-4 Permeability and Stormwater Management	<b>Standard B9 – Objective and Standard met</b> The proposed development has a permeable area of 53.35%, while Clause 15.01-2L does not apply to this proposal. A condition of permit is sought requiring the submission of a STORM rating.

<p>Clause 55.03-5 Energy Efficiency</p>	<p><b>Standard B10 – Objective and Standard met</b></p> <p>The proposed development has been sited to maximise its energy efficiency. Bedrooms and living areas have been located to gain northern solar access where possible including the living area and first floor rumpus.</p> <p>There are no existing rooftop solar energy systems on dwellings on adjoining lots.</p>
<p>Clause 55.03-6 Open Space</p>	<p><b>Standard B11 – N/A</b></p>
<p>Clause 55.03-7 Safety</p>	<p><b>Standard B12 – Objective and Standard met</b></p> <p>No safety issues will arise because of the proposed development.</p>
<p>Clause 55.03-8 Landscaping</p>	<p><b>Standard B13 – Objective and Standard met</b></p> <p>The existing vegetation is non-significant pursuant to SLO23 and sufficient space on-site is provided for on-site landscaping noting that landscaping along this side of Huntingdale Drive and within Simmons Court is generally minimal.</p> <p>A landscape plan can be provided as a condition of permit if required.</p>
<p>Clause 55.03-9 Access</p>	<p><b>Standard B14 – Objective and Standard met</b></p> <p>No changes are proposed to the access onto Huntingdale Drive.</p> <p>Vehicle access to the new dwelling will be from Simmons Court via a single crossover. This crossover will occupy 16.4% of the site frontage.</p>
<p>Clause 55.03-10 Parking Location</p>	<p><b>Standard B15 – Objective and Standard met</b></p> <p>The location of car parking for each dwelling is convenient and secure.</p>
<p><b>Clause 55.04 Amenity Impacts</b></p>	
<p>Clause 55.04-1 Side and Rear Setbacks</p>	<p><b>Standard B17 – Objective and Standard met</b></p> <p>The proposed dwelling sits well within the B17 envelope with the first floor set far further in than 2 metres.</p>
<p>Clause 55.04-2 Walls on Boundaries</p>	<p><b>Standard B18 – N/A</b></p>

Clause 55.04-3 Daylight to Existing Windows	<b>Standard B19 – N/A</b> There are no existing habitable room windows adjacent to the proposed dwelling.
Clause 55.04-4 North-facing Windows	<b>Standard B20 – N/A</b> There are no north facing windows facing the proposed dwelling.
Clause 55.04-5 Overshadowing Open Space	<b>Standard B21 – Objective and Standard met</b> The proposed dwelling will cast minor overshadowing to the rear of the neighbouring property at 5 Huntingdale Drive in the morning, however this will quickly dissipate and is compliant with the standard.
Clause 55.04-6 Overlooking	<b>Standard B22 – Objective and Standard met</b> There are no opportunities for overlooking at the ground floor level due to side boundary fencing, while at the first floor level, overlooking has been managed through the use of obscure glazing or raised sill levels.
Clause 55.04-7 Internal Views	<b>Standard B23 – Objective and Standard met</b> Boundary fencing and raised sill levels will prevent internal overlooking.
Clause 55.04-8 Noise Impacts	<b>Standard B24 – Objective and Standard met</b> No noise sources will impact the amenity of neighbouring dwellings.
<b>Clause 55.05 On-Site Amenity and Facilities</b>	
Clause 55.05-1 Accessibility	<b>Standard B25 – Objective and Standard met</b> The dwelling entry to the proposed dwelling is easily accessible to people with limited mobility.
Clause 55.05-2 Dwelling Entry	<b>Standard B26 – Objective and Standard met</b> The proposed dwelling is oriented towards Simmons Court and will have a clear entry point that provides shelter, a transitional space and a sense of personal address.
Clause 55.05-3 Daylight to New Windows	<b>Standard B27 – Objective and Standard met</b> All windows are provided with daylight in accordance with the standard.

Clause 55.05-4 Private Open Space	<b>Standard B28 – Objective and Standard met</b> The existing dwelling is provided with 64 square metres of secluded private open space, while the proposed dwelling is provided within 62 square metres of secluded private open space.
Clause 55.05-5 Solar Access to Open Space	<b>Standard B29 – Objective and Standard met</b> All private open space will benefit from a northerly aspect.
Clause 55.05-6 Storage	<b>Standard B30 – Objective and Standard met</b> An external storage shed of 6m <sup>3</sup> is provided for the proposed dwelling.
<b>Clause 55.06 Detailed Design</b>	
Clause 55.06-1 Design Detail	<b>Standard B31 – Objective and Standard met</b> Refer Section 4.2 of this report.
Clause 55.06-2 Front Fences	<b>Standard B32 – N/A</b> No front fencing is proposed.
Clause 55.06-3 Common Property	<b>Standard B33 – N/A</b> No common property is proposed.
Clause 55.06-4 Site Services	<b>Standard B32 – Objective and Standard met</b> There is adequate room on site for the provision of necessary services. A condition of permit can require these to be shown on the plans.

