

Clause 55 (ResCode) Assessment - Two or more dwellings on a lot and residential buildings

Refer to Clause 55 of the Latrobe Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 55.02

Title & Objective	Standard	Not Applicable / Complies / Does Not Comply / Variation Required
B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	1. Appropriate design response to the neighbourhood and site.	- N/A - Complies - Does not comply Variation required
	2. Design respects the existing or preferred neighbourhood character & responds to site features.	- N/A - Complies - Does not comply Variation required
B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	1. Application must be accompanied by a written statement that explains consistency with relevant housing policy in State Planning Policy Framework, Local Planning Policy Framework, Municipality Strategic Statement and local planning policies.	- N/A - Complies - Does not comply Variation required
B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	1. Developments of ten or more dwellings to provide for: - Dwellings with a different number of bedrooms. - At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	- N/A - Complies - Does not comply Variation required
B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.	1. Connection to reticulated sewerage, electricity, gas and drainage services.	- N/A - Complies - Does not comply Variation required
	2. Capacity of infrastructure and utility services should not be exceeded unreasonably.	- N/A - Complies - Does not comply Variation required
	3. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	- N/A - Complies - Does not comply Variation required
B5 Integration with the Street Integrate the layout of development with the street.	1. Development orientated to front existing and proposed streets.	- N/A - Complies - Does not comply Variation required
	2. Vehicle and pedestrian links that maintain and enhance local accessibility.	- N/A - Complies - Does not comply Variation required
	3. High fences in front of dwellings should be avoided if practicable.	- N/A - Complies - Does not comply Variation required

Title & Objective	Standard	Not Applicable / Complies / Does Not Comply / Variation Required
	4. Development next to public open space should be laid out to complement the open space.	- N/A - Complies - Does not comply Variation required

Site Layout and Building Massing

Clause 55.03

B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	1. Walls of buildings should be set back from streets: - at least the distance specified in the schedule to the zone, or - If no distance is specified in the schedule to the zone setbacks should be as set out below. <i>Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i>	- N/A - Complies - Does not comply Variation required
	2. Existing building on both the abutting allotments facing the same street & site is not on a corner min front setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.	- N/A - Complies - Does not comply Variation required
	3. Existing building + vacant site either side of the subject site facing the same street & site is not on a corner min front setback = same setback of front wall of existing building or 9m, whichever is the lesser.	- N/A - Complies - Does not comply Variation required
	4. The site is on a corner min side setback for front walls = same setback of existing building or 9m, whichever is the lesser. If no building 6m for streets in a Residential 1 Zone and 4m for other min side setback for side walls = same setback of existing building or 3m, whichever is the lesser.	- N/A - Complies - Does not comply Variation required
	5. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner min front setback = 6m in RDZ1 & 4m for other streets.	- N/A - Complies - Does not comply Variation required
B7 Building Height Building height should respect the existing or preferred neighbourhood character.	1. The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.	- N/A - Complies - Does not comply Variation required
	2. Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.	- N/A - Complies - Does not comply Variation required
	3. Changes of building height between new and existing should be graduated.	- N/A - Complies - Does not comply Variation required
B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	1. The site area covered by buildings should not exceed: - The max site coverage specified in the schedule to the zone, or - If no max site coverage is specified 60%	- N/A - Complies - Does not comply Variation required
B9 Permeability Reduce the impact of increased stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	1. At least 20% of the site should not be covered by impervious surfaces	- N/A - Complies - Does not comply Variation required
B10 Energy Efficiency	1. Orientation of buildings should make appropriate use of solar energy.	- N/A - Complies - Does not comply Variation required

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<p>Achieve and protect energy efficient dwellings and residential buildings.</p> <p>Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	2. Siting and design of buildings should not reduce the energy efficiency of buildings on adjoining lots.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	3. If practicable the living areas and private open space are to be located on the north side.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	4. Solar access for north-facing windows should be maximised.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.	1. Public open spaces should: <ul style="list-style-type: none"> - Be substantially fronted by dwellings. - Provide outlook for dwellings. - Be designed to protect natural features. - Be accessible and usable. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
B12 Safety Layout to provide safety and security for residents and property.	1. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	2. Planting should not create unsafe spaces along streets and accessways. <ul style="list-style-type: none"> - Should be avoided. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	3. Good lighting, visibility and surveillance of car parks and internal accessways. <ul style="list-style-type: none"> - Should be increased into the development design. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	4. Protection of private spaces from inappropriate use as public thoroughfares.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
B13 Landscaping To provide appropriate landscaping which encourages: Development that respects the landscape character of the neighbourhood. Development that maintains and enhances habitat for plants and animals in locations of habitat importance. The retention of mature vegetation on the site.	1. Landscape layout and design should: <ul style="list-style-type: none"> - Protect predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended veg. 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. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	2. Development should: <ul style="list-style-type: none"> - Provide for the retention or planting of trees, where these are part of the character of neighbourhood. - Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	3. Landscape design should specify landscape themes, vegetation location & species, paving & lighting.	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required

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B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.	1. Accessways should provide: - Safe, convenient and efficient vehicle movements and connections to the street network. - Designed to ensure that vehicles can exit in a forward direction if the accessway serves more than 5 car spaces, 3 or more dwellings or connects to a road in a Road Zone. - A width of at least 3m. - An internal radius of at least 4m at changes of direction. - A passing area at the entrance that is at least 5m wide and 7m long if the accessway serves 10 or more car spaces and connects to a road in a Road Zone.	- N/A - Complies - Does not comply Variation required
	2. The width of the accessways or car spaces should not exceed: - 33% of the street frontage; or - 40% if the width of the street frontage is less than 20m.	- N/A - Complies - Does not comply Variation required
	3. For each dwelling fronting a street, only one single width crossover should be provided.	- N/A - Complies - Does not comply Variation required
	4. The location of crossovers will maximise the retention of on- street car parking spaces.	- N/A - Complies - Does not comply Variation required
	5. Access points to a road in Road Zones to be minimised.	- N/A - Complies - Does not comply Variation required
	6. Access for service, emergency and delivery vehicles must be provided.	- N/A - Complies - Does not comply Variation required
B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.	1. Car parking facilities should be: - Close and convenient to dwellings. - Secure. - Designed to allow safe and efficient movements. - Well ventilated if enclosed. - Broken up with trees and buildings or different surface treatments.	- N/A - Complies - Does not comply Variation required
	2. Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	- N/A - Complies - Does not comply Variation required
B16 Parking Provision Ensure car and bicycle parking meets the needs of residents and visitors. Accessways should be practical, attractive and easily maintainable.	1. Car parking for residents to be provided as follows: - 1 car space for each 1 or 2 bedroom dwelling. - 2 spaces for each 3 or more bedroom dwelling with 1 space under cover. Note: Separate studies or studios must be counted as bedrooms.	- N/A - Complies - Does not comply Variation required
	2. Developments of 5 or more dwellings should provide visitor parking of 1 car space per 5 dwellings and marked for visitor parking.	- N/A - Complies - Does not comply Variation required
	3. In developments of five or more dwellings bicycle parking spaces should be provided.	- N/A - Complies - Does not comply Variation required

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	<p>4. Minimum car park and accessway dimensions met:</p> <ul style="list-style-type: none"> - Parallel 2.3m x 6.7m - Accessway width: 3.6m - 45 degrees 2.6m x 4.9m - Accessway width: 3.5m - 60 degrees 2.6m x 4.9m - Accessway width: 4.9m - 90 degrees 2.6m x 4.9m - Accessway width: 6.4m <p>(refer to the table in 55.03-11 detailing further options of minimum dimensions for 90 degree angle parking).</p>	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	<p>5. A building may project into a car space, if it is at least 2.1m above the space.</p>	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	<p>6. Car spaces provided in a garage, carport or otherwise constrained by walls should be:</p> <ul style="list-style-type: none"> - One space: 6m long + 3.5m wide. - Two spaces: 6m long + 5.5m wide measured inside the garage or carport. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
	<p>7. Car parking facilities should:</p> <ul style="list-style-type: none"> - Be designed for efficient use and management. - Minimise hard surface areas. - Be designed, surfaced and graded to reduce run-off and allow for stormwater to drain into the site. - Be lit. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required

Amenity Impacts

Clause 55.04

<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>1. A new building not on or within 150mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> - At least the distance specified in the schedule to the zone, or - 1m+ 0.3m 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. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>1. A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> - 10m plus 25 % of the remaining length of the boundary of an adjoining lot. <p>or</p> <ul style="list-style-type: none"> - Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater. - A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary. - A height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall. 	<ul style="list-style-type: none"> - N/A - Complies - Does not comply Variation required

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B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.	1. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).	- N/A - Complies - Does not comply Variation required
	2. Walls or carports more than 3m in height opposite should be setback from the window at least 50% 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.	- N/A - Complies - Does not comply Variation required
B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.	1. Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) Refer to 55.04-4 for further clarification (a diagram is included).	- N/A - Complies - Does not comply Variation required
B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.	1. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	- N/A - Complies - Does not comply Variation required
B22 Overlooking Limit views into existing secluded private open space and habitable room windows.	1. A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either: - A minimum offset of 1.5m from the edge of one window to the other. - Sill heights of at least 1.7m above floor level. - Fixed obscure glazing in any part of the window below 1.7m above floor level. - Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 % transparent.	- N/A - Complies - Does not comply Variation required
	2. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.	- N/A - Complies - Does not comply Variation required
	3. Screens to obscure view should be: - Perforated panels or trellis with solid translucent panels or a maximum 25% openings. - Permanent, fixed and durable. - Blended into the development. See Clause 55.04-6 for instances where this standard does not apply.	- N/A - Complies - Does not comply Variation required
B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	1. Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.	- N/A - Complies - Does not comply Variation required
B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	1. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	- N/A - Complies - Does not comply Variation required

Title & Objective	Standard	Not Applicable / Complies / Does Not Comply / Variation Required
	2. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.	- N/A - Complies - Does not comply Variation required
	3. Noise levels should be limited in habitable rooms in dwellings and residential buildings. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	- N/A - Complies - Does not comply Variation required

On-Site Amenity and Facilities

Clause 55.05

B25 Accessibility Consider people with limited mobility in the design of developments.	1. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	- N/A - Complies - Does not comply Variation required
B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.	1. Entries are to be visible and easily identifiable from streets and other public areas.	- N/A - Complies - Does not comply Variation required
	2. The entries should provide shelter, a sense of personal address and a transitional space.	- N/A - Complies - Does not comply Variation required
B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.	1. Habitable room windows to face: - Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; - Verandah, provided it is open for at least one third of its perimeter or; - A carport provided it has two or more open sides and is open for at least one third of its perimeter.	- N/A - Complies - Does not comply Variation required
B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space	1. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: - 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; - Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; - Roof-top minimum 10sqm, minimum width 2m and convenient access from living room.	- N/A - Complies - Does not comply Variation required
B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.	1. The private open space should be located on the north side of the dwelling if appropriate.	- N/A - Complies - Does not comply Variation required
	2. Southern boundary of open space should be setback from any wall on the north of the space at least (2+0.9h) h= height of wall.	- N/A - Complies - Does not comply Variation required
B30 Storage Provide adequate storage facilities for each dwelling.	1. Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	- N/A - Complies - Does not comply Variation required

Detailed Design

Clause 55.06

B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.	1. Design of buildings should respect the existing or preferred neighbourhood character and address: - Façade articulation & detailing. - Window and door proportions. - Roof form. - Verandahs, eaves and parapets.	- N/A - Complies - Does not comply Variation required
	2. Garages and carports should be visually compatible with the development and neighbourhood character.	- N/A - Complies - Does not comply Variation required

Title & Objective	Standard	Not Applicable / Complies / Does Not Comply / Variation Required
B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.	1. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	- N/A - Complies - Does not comply Variation required
	2. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed: - 2m if abutting a Road Zone, Category 1. - 1.5m in any other streets.	- N/A - Complies - Does not comply Variation required
B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	1. Should be functional and capable of efficient management.	- N/A - Complies - Does not comply Variation required
	2. Public, communal and private areas should be clearly delineated. Common property should be functional and capable of efficient management.	- N/A - Complies - Does not comply Variation required
B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	1. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained efficiently and economically.	- N/A - Complies - Does not comply Variation required
	2. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.	- N/A - Complies - Does not comply Variation required
	3. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Aust. Post.	- N/A - Complies - Does not comply Variation required