

CLAUSE 54 WRITTEN STATEMENT



Merri-bek
City Council

Clause 54.01 includes the following application requirement:

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.

If any applicable aspect of a standard is not met, then the development is not deemed to comply with the standard.

VCAT objector appeal rights:

For the construction and extension of a single dwelling on a lot, an application is a VicSmart application and is exempt from the decision requirements of section 64(1),(2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under Clauses 54.02-1, 54.02-2, 54.02-3, 54.02-4, 54.02-5, 54.02-6, 54.02-7, 54.04-1, 54.04-2, 54.04-3, 54.04-4 and 54.05-2 are met.

For the construction and extension of a small second dwelling on a lot, an application is a VicSmart application and is exempt from the decision requirements of section 64(1),(2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under Clauses 54.02-1, 54.02-2, 54.02-3, 54.02-4, 54.02-5, 54.02-6, 54.02-8, 54.03-5, 54.04-1, 54.04-2, 54.04-3, 54.04-4 and 54.05-2 are met.

The written statement is produced by the permit applicant and may not represent Council's final determination on whether a standard is met.

Mandatory requirements of the zone (NRZ and GRZ)

Requirement <i>Check as applicable</i>	Is this requirement met	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Building height			
<input type="checkbox"/> NRZ: 9 metres / 2 storeys	<input type="checkbox"/> Yes		No
<input type="checkbox"/> GRZ: 11 metres / 3 storeys			
<input type="checkbox"/> N/A not in NRZ or GRZ.			

CLAUSE 54.02 - NEIGHBOURHOOD CHARACTER

Standard <i>Check as applicable</i>	Is this standard fully met?	Provide a brief explanation of how the standard is met OR If the standard is not met, explanation of how the development meets objective having regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal						
Standard A2-1: Street setback objective To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.										
<p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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 A2-1; or <input type="checkbox"/> If no distance is specified in a schedule to the zone, the distance specified in Table A2-1. <p>Table A2-1 Street setback</p> <table border="1" data-bbox="112 991 1254 1449"> <thead> <tr> <th data-bbox="112 991 528 1034">Development context</th> <th data-bbox="528 991 1254 1034">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="112 1034 528 1230">There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td data-bbox="528 1034 1254 1230"> <input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u> </td> </tr> <tr> <td data-bbox="112 1230 528 1449">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 data-bbox="528 1230 1254 1449"> <input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u> </td> </tr> </tbody> </table>	Development context	Minimum setback	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>	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.	<input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Yes, if standard not met
Development context	Minimum setback									
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	<input type="checkbox"/> The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>									
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.	<input type="checkbox"/> The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or <input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u>									

<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p><input type="checkbox"/> 6 metres for streets in a Transport Zone 2</p> <p><input type="checkbox"/> 4 metres for other streets.</p>				
<p>The site is on a corner.</p>	<p>Setback from front street:</p> <p><input type="checkbox"/> 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</p> <p>or</p> <p><input type="checkbox"/> 6 metres, <u>whichever is the lesser.</u></p> <p>or</p> <p><input type="checkbox"/> If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2</p> <p><input type="checkbox"/> 4 metres for other streets.</p> <p>Setback from side street:</p> <p><input type="checkbox"/> <i>Front walls</i> 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</p> <p>or</p> <p><input type="checkbox"/> 3 metres, <u>whichever is the lesser.</u></p> <p><input type="checkbox"/> <i>Side walls</i> 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</p> <p>or</p> <p><input type="checkbox"/> 2 metres, <u>whichever is the lesser.</u></p>				
<p><input type="checkbox"/> Porches, pergolas and verandahs that are less than 3.6 metres high and eaves encroach not more than 2.5 metres into the setbacks of this standard.</p>					

Standard A2-2: Building height objective				
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.				
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
OR <input type="checkbox"/> 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 A2-3: Side and rear setbacks objective				
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.				
<input type="checkbox"/> A new building not on or within 200mm of a boundary is set back from side or rear boundaries 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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 side and rear setbacks.				
<input type="checkbox"/> 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.				
Standard A2-4: Walls on boundaries objective				
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.				
<input type="checkbox"/> 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:	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met

<ul style="list-style-type: none"> • 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. 			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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 higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.			

Standard A2-5: 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.

The site area covered by buildings does not exceed: <ul style="list-style-type: none"> <input type="checkbox"/> The maximum site coverage specified in a schedule to the zone; or <input type="checkbox"/> If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A2-5. 	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
--	---	--	--	--------------------------

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table A2-5.

Table A2-5 Site coverage

Zone	Area	Complies
Neighbourhood Residential Zone Township Zone	60 per cent	<input type="checkbox"/>
General Residential Zone	65 per cent	<input type="checkbox"/>
Residential Growth Zone Mixed Use Zone Housing Choice and Transport Zone	70 per cent	<input type="checkbox"/>

Standard A2-6: 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 biodiversity, wellbeing and amenity, and help reduce urban heat.

<p><input type="checkbox"/> Provide a minimum number of trees as specified in Table A2-6.</p> <p>Table A2-6 Minimum tree requirement</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Tree</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>100 square metres or less</td> <td>One tree</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Above 100 square metres to 200 square metres</td> <td>Two trees</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Above 200 square metres to 300 square metres</td> <td>Three trees</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Site area	Tree	Complies	100 square metres or less	One tree	<input type="checkbox"/>	Above 100 square metres to 200 square metres	Two trees	<input type="checkbox"/>	Above 200 square metres to 300 square metres	Three trees	<input type="checkbox"/>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			Yes, if standard not met
Site area	Tree	Complies														
100 square metres or less	One tree	<input type="checkbox"/>														
Above 100 square metres to 200 square metres	Two trees	<input type="checkbox"/>														
Above 200 square metres to 300 square metres	Three trees	<input type="checkbox"/>														
<p>A tree must meet the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Reach a height of at least 6 metres at maturity, <input type="checkbox"/> Achieve a canopy width of at least 4 metres at maturity. <input type="checkbox"/> Planted in a minimum deep soil area of 12 square metres with a minimum plan dimension 2.5 metres or in a planter with a minimum volume of 12 cubic metres with a minimum depth of 0.8 metres of planter soil. <p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Has a height of at least 5 metres, <input type="checkbox"/> Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, <input type="checkbox"/> Has a trunk that is located at least 4 metres from proposed buildings. 																
<p><input type="checkbox"/> Existing trees that are retained can be used to satisfy the tree canopy requirement</p>																
<p><input type="checkbox"/> 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.</p>																

Standard A2-7: Front fences objective

To encourage front fence design that responds to the existing or preferred neighbourhood character.

<p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The maximum height specified in a schedule to the zone, or <input type="checkbox"/> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2-7 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			Yes, if standard not met (applies to single
--	---	--	--	---

Table A2-7 Maximum front fence height						
Street context	Maximum front fence height	Complies				dwelling proposal only, not small second dwelling)
Streets in a Transport Zone 2	2 metres	<input type="checkbox"/>				
Other streets	1.5 metres	<input type="checkbox"/>				
This Standard does not apply to a small second dwelling.						
Standard A2-8: Building setback for small second dwellings objective						
To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.						
<input type="checkbox"/> Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage. <input type="checkbox"/> Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.			<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met (applies to small second dwelling proposal only, not single dwelling)

CLAUSE 54.03 - LIVEABILITY

Standard <i>Check as applicable</i>	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Standard A3-1: Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents.				
Where a development fronts a street, a vehicle accessway or abuts public open space: <input type="checkbox"/> 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. This standard does not apply to a small second dwelling.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
Standard A3-2: Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.				
<input type="checkbox"/> A dwelling or small second dwelling has private open space of an area and dimensions specified in a schedule to the zone.	<input type="checkbox"/> Yes			No

<input type="checkbox"/> A small second dwelling has a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living area, dining area or kitchen.				
<input type="checkbox"/> 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.				
<input type="checkbox"/> Where ground level private open space is provided an area for clothes drying is provided.				
Standard A3-3: Solar access to open space objective To allow solar access into the secluded private open space of new dwellings.				
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
Standard A3-4: Daylight to new windows objectives To allow adequate daylight into new habitable room windows.				
<input type="checkbox"/> A window in an external wall of the building is provided to all habitable rooms.	<input type="checkbox"/> Yes			No
<input type="checkbox"/> Habitable rooms in a dwelling have a window that faces: <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. 	<input type="checkbox"/> No <input type="checkbox"/> N/A			
Standard A3-5: Safety and accessibility for small second dwellings objective To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.				
A small second dwelling is provided with a clear and unobstructed path from the frontage that: <ul style="list-style-type: none"> <input type="checkbox"/> Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the minimum width of the path is at least 1.8 metres. <input type="checkbox"/> Has a minimum clear height of at least 2 metres, with no encroachments. <input type="checkbox"/> Has a gradient no steeper than 1 in 14. <input type="checkbox"/> Has a cross fall no steeper than 1 in 40. <input type="checkbox"/> Is sealed or has an all-weather access. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Yes, if standard not met (applies to small second dwelling proposal only, not

				single dwelling)
--	--	--	--	------------------

CLAUSE 54.04 - EXTERNAL AMENITY

Standard <i>Check as applicable</i>	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Standard A4-1: Daylight to existing windows objective				
To allow adequate daylight into existing habitable room windows.				
<input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No			Yes, if standard not met
<input type="checkbox"/> 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 A4-2: Existing north-facing windows objective				
To allow adequate solar access to existing north-facing habitable room windows.				
<input type="checkbox"/> 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	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A no neighbouring			Yes, if standard not met

<p>metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</p> <p>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.</p>	<p>existing north facing habitable room windows</p>			
<p>Standard A4-3: Overshadowing secluded open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>				
<p><input type="checkbox"/> 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.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			<p>Yes, if standard not met</p>
<p><input type="checkbox"/> 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.</p>				
<p>Standard A4-4: Overlooking objective To limit views into existing secluded private open space and habitable room windows.</p>				
<p><i>In Clause 54.04-4 a habitable room does not include a bedroom.</i></p> <p><input type="checkbox"/> 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 floor level.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>			<p>Yes, if standard not met</p>
<p><input type="checkbox"/> 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:</p> <ul style="list-style-type: none"> • 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 				

<ul style="list-style-type: none"> • 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. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</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>				
--	--	--	--	--

CLAUSE 54.05 – SUSTAINABILITY

Standard <i>Check as applicable</i>	Is this standard fully met?	Brief explanation of how standard is met OR If standard is not met, how development meets objective, with regard to decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
---	------------------------------------	---	---	---------------------------------

Standard A5-1: Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.
--

<p>To facilitate on-site stormwater infiltration. To contribute to urban cooling.</p>				
<input type="checkbox"/> The site area covered by the pervious surfaces is at least 20 percent of the site.	<input type="checkbox"/> Yes <input type="checkbox"/> No			No
<p>Standard A5-2: 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.</p>				
<input type="checkbox"/> Any part of a new building that will reduce the sunlight at any time between 9am and 4pm 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A not in NRZ or GRZ.			Yes, if standard not met
This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.				
In Clause 54.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.				
<p>Standard A5-3: Rooftop solar energy generation area objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>				
<p><i>In Clause 54.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</i></p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <input type="checkbox"/> Has a minimum dimension of 1.7 metres. <input type="checkbox"/> Has a minimum area in accordance with Table A5-3. <input type="checkbox"/> Is oriented to the north, west or east. <input type="checkbox"/> Is positioned on the top two thirds of a pitched roof. <input type="checkbox"/> Can be a contiguous area or multiple smaller areas. <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A apartments or residential building			No

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

Table A5-3 Minimum rooftop solar energy generation area

1 bedroom dwelling	Complies
Minimum roof area 15 square metres	<input type="checkbox"/>
2 or 3 bedroom dwelling	Complies
Minimum roof area 26 square metres	<input type="checkbox"/>
4 or more bedroom dwelling	Complies
Minimum roof area 34 square metres	<input type="checkbox"/>

Standard A5-4: Solar protection to new north-facing windows objective

To encourage external shading of north facing windows to minimise summer heat gain.

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.
This standard does not apply to a small second dwelling.

- Yes
- No

No