

Assessment Officer Report

Planning permit application PA2302512:
1 Little Ryrie Street, Geelong



Officer Assessment Report
Development Approvals & Design

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Contents

Executive Summary	2
Proposal	3
Subject Site and Surrounds	8
Planning Provisions	15
Referrals and Notice	21
Assessment	24
Recommendation	57
Appendix 1: Clause 58 Assessment (Better Apartments Design Standards)	58

Executive Summary



Key Information	Details														
Application No:	PA2302512														
Received:	27 September 2023														
Applicant:	Ryrie Land Pty Ltd c/- Niche Studio														
Planning Scheme:	Greater Geelong														
Land Address:	1 Little Ryrie Street, Geelong														
Proposal:	The application proposes the part demolition and alterations to a heritage building, addition of a seven (7) storey building comprising 27 dwellings and waiver of the requirement for visitor parking														
Development Value:	\$14 million														
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible Authority within the area identified in Map 1 in this schedule in relation to development of land as part of a single project or multiple related projects, as it involves the construction of a new building or buildings containing five or more storeys, excluding a basement.														
Why is a permit required?	<table border="1"><thead><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr></thead><tbody><tr><td>Zone:</td><td>Clause 37.08 Activity Centre Zone Schedule 1 (ACZ1)</td><td>Construct a building or construct or carry out works</td></tr><tr><td rowspan="2">Overlays:</td><td>Clause 43.01 Heritage Overlay (973)</td><td>Demolish or remove a building (in part) Externally alter a building Construct a building or construct or carry out works</td></tr><tr><td>Clause 44.05 Special Building Overlay</td><td>Construct a building or construct or carry out works</td></tr><tr><td>Particular Provisions:</td><td>Clause 52.06 Car Parking</td><td>Reduction to the visitor parking requirement</td></tr></tbody></table>	Clause	Control	Trigger	Zone:	Clause 37.08 Activity Centre Zone Schedule 1 (ACZ1)	Construct a building or construct or carry out works	Overlays:	Clause 43.01 Heritage Overlay (973)	Demolish or remove a building (in part) Externally alter a building Construct a building or construct or carry out works	Clause 44.05 Special Building Overlay	Construct a building or construct or carry out works	Particular Provisions:	Clause 52.06 Car Parking	Reduction to the visitor parking requirement
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Cultural Heritage:	The subject land is <u>not</u> located within an area identified for cultural heritage sensitivity.														
Total Site Area:	999 m ²														
Gross Floor Area:	5,395 m ²														
Height:	Part 7 storeys excluding plant (Little Ryrie Street) and Part 8 storeys to Goodall Lane 27.45 Metres (measured to the parapet) or 59.60m AHD														
Land Uses / Parking:	<table border="1"><thead><tr><th>Dwellings</th><th>Cars</th><th>Motorcycles</th><th>Bicycles</th></tr></thead><tbody><tr><td>27</td><td>40</td><td>0</td><td>27</td></tr></tbody></table>	Dwellings	Cars	Motorcycles	Bicycles	27	40	0	27						
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Referral Authorities:	Greater Geelong City Council (s55 – recommending referral authority) Development Victoria (s55 – recommending referral authority) Barwon Water (s55 – recommending referral authority)														
Public Notice:	Notice of the application under Section 52 of the <i>Planning and Environment Act 1987</i> was not required because an application in respect of land in the Schedule to the Activity Centre Zone, Heritage Overlay and under Clause 52.06 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act														
Delegates List:	The application was presented at the Ministers Delegates Meeting on 12 August 2024.														
Recommendation	The application is recommended for approval and it is recommended that a Notice of Decision to grant a permit be issued subject to conditions as discussed in this report.														



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	<u>2 November 2022</u> <p>A pre-application meeting was held between the Department of Transport and Planning (DTP), Niche Planning Studio, Hygge Property and Cera Stribley Architects on 2 November 2022.</p> <u>16 November 2022</u> <p>A subsequent pre-application meeting was held on 16 November 2022 including the abovementioned parties with the addition of the Greater Geelong City Council (the Council). The proposal comprised an 8-storey building with 25 dwellings above basement car parking. The basement levels accommodated 34 car spaces accessed via Goodall Lane at the rear of the site. Part demolition of the existing heritage dwelling was proposed (refer architects impression below).</p>



Figure 1: Architects impression of the proposed development discussed at pre-application stage (Source: Cera Stribley Architects)

DTP raised the following preliminary matters (in summary):

- Amendment C431ggee and rezoning to the ACZ1 (21 metres preferred building height).
- Strategic location, redevelopment potential to accommodate a of moderate scale.
- Balance the strategic planning ambition for the site, whilst ensuring appropriate regard is provided to its surrounding heritage and fine grain-built form context.
- Key views lines and the fact that the site will be seen 'in the round'.
- Concern with scale and height of the proposed building having regard to the heritage significance of the existing dwelling and relationship to the adjoining heritage buildings.
- Concern with the prominence of the proposed building, when viewed from the public realm and immediate surrounds.
- A preliminary built form threshold generally in the order of 16m was considered to potentially be a more appropriate response in this location.
- Constraints of adjoining heritage properties to the west and east.

- Use of an applied mesh/screen to the lower levels of the building to provide a visual break/distinction between the retained heritage building and the new development.
- Ensure bicycle parking facilities provided on site.
- Car parking- applicant to justify reduction to statutory car parking requirements.
- Generally satisfied with the internal amenity of proposed apartments.
- Supportive of the proposed architectural expression and use of materiality and finishes.

The proponent raised the following matters (in summary):

- Architectural package has specific regard to urban and heritage inputs.
- Outline of Little Ryrie Street context and recent planning approvals and constructed buildings. 'Ryrie Home' at 14 storeys noted.
- Referenced recent projects (including Nightingale Ballarat, development no less than 8 star NatHERS, carbon neutral)
- Acknowledges the site as a redevelopment site, given its size and strategic location.
- Building designed having regard to public realm and private realm, equitable development; side and rear interfaces; exhibited ACZ controls; heritage values.
- Proposed to exceed exhibited ACZ whilst ensuring heritage values of existing retained.
- Built form narrative derived from sites heritage context, site pattern and a design response comprising natural materials, and hard balustrades.
- Considered massing and setbacks, including significant upper form street setbacks from Little Ryrie Street. New development envelope confined toward the rear
- Materiality selected to assist in emphasising the existing heritage building (make pop).
- The upper levels of the building have been designed to maximise views and outlook.
- Discussed response to west elevation and equitable development opportunities.
- Existing dwelling has been highly modified.
- Urban design acknowledged future building built up to the western boundary.
- Heritage comments acknowledged having regard to the sites proposed ACZ designation, where a conflict/balance between taller built form and existing heritage is to be expected.
- Acknowledged the existing low scale form and juxtaposition of emerging built form
- Presence of taller built form nearby or behind, not considered to necessarily diminish heritage value or Individual significance of the existing dwelling.
- Separation and how much height above the existing dwelling would be appropriate.
- Architectural quality, use of textual materials and authenticity.
- Supported the retention of heritage dwelling, noting 8-10m in depth typically required.
- Acknowledges, given the sites location (mid-block) and adjoining built form that any addition is likely to be seen in surrounds.
- Expressed need to find an appropriate balance in height and scale, having regard to the existing dwelling and surrounding development.

The Council raised the following matters (in summary):

- Acknowledged opportunity for a development at 1 Little Ryrie St but outlined need for any



proposed built form to be governed by the context of the surrounding area

- Precedence the development would potentially create.
- This location has more heritage properties than other areas within West Village precinct.
- Expressed concerns regarding extent of demolition, including demolition of the early 1890 additions to the existing dwelling.
- Expressed concerns with the cantilevering of the building above the existing dwelling and suggested further separation between the existing dwelling and proposed building.
- Proposal in its current form was visually overwhelming.
- Scale of the proposal affects significance of adjoining properties at 3 Little Ryrie Street.
- Test revised concepts with reduced built form height.
- Concern with private open courtyard fronting the property.
- Rear lane interface at lower ground, extent of inactive/blank wall and safety concerns.
- Amenity concerns were raised regarding the internal lightwells and reliance of habitable rooms for primary access to light. Recommended that the applicant should consider increasing widths and length of lightwells.
- Feasibility of basement levels given the site's proximity to underground railway line.
- Council was not supportive of development in its current form. Generally supportive of the choice of materiality.

Application lodgement	27 September 2023
Further information requested	24 October 2023
Further information received	19 February 2024
Decision Plans	<ul style="list-style-type: none">• Architectural plans and renders package prepared by Cera Stribley Architects, dated February 2024
Other Assessment Documents	<ul style="list-style-type: none">• Planning report and Clause 58 Assessment prepared by Niche Studio• Transport Impact Assessment prepared by One Mile Grid, dated 21 December 2023• Sustainability Management Plan prepared by Building Physics, Version 06, dated 15 February 2024• Acoustic Assessment prepared by Clarity Acoustics, Revision 1, dated 5 December 2023• Environmental Wind Assessment prepared by MEL Consultants, dated 7 August 2023• Heritage Impact Statement prepared John Briggs Architect and Heritage Consultant, dated 14 February 2024 (updated)• Waste Management Plan prepared by One Mile Grid, dated 21 August 2023• Stormwater Management Plan prepared by Matter Consulting Structural Engineers, Revision 01, dated 11 August 2023• Survey Plan prepared by Dickson Hearn, dated 24 February 2022

2. The subject of this report is the decision plans and other assessment documents (as described above).

Proposal Summary

3. The submitted planning application proposes the partial demolition of the existing dwelling, specifically later additions to the original dwelling on the north and east sides and the detached garages at the rear of the site. Works to the retained portion of the existing dwelling are also proposed. All existing trees on the site are proposed to be removed to accommodate the proposed development. Refer Figure 2 below.
4. The main component of the development is the addition of a part seven storey building (presenting to Little Ryrie Street) and part eight storey building (presenting to Goodall Lane) at the rear of the existing dwelling. Vehicle access and three levels of car parking are proposed from Goodall Lane (abutting the site to the north).
5. The development includes 27 dwellings across seven residential levels comprising 15 x two bedrooms, 11 x three bedrooms and 1 x four bedroom, ranging from 70sqm to 272sqm in size. As noted above, the proposed building will appear as seven storeys from Little Ryrie Street (with two recessed upper levels) and as eight storeys (including partial ground level basement carpark) from the Goodall Lane frontage, due to the topography of the site which slopes from the front boundary down to the rear (north).
6. Outdoor communal space is provided at ground level, adjacent to indoor communal space, including kitchen and dining facilities. The existing front fence and access gate will be retained (with partial removal to accommodate fire booster) to provide access to the main entrance to the building along the east boundary.
7. The development provides 40 car parking spaces within the proposed basement levels including 1 shared space. In addition, 27 bicycle parking spaces are provided in the basement levels with 8 bicycle parking spaces provide for visitors within the outdoor communal space, adjacent to the front entrance to the building.
8. The design concept has been predominantly informed by the preservation of the heritage house and integration of a higher density residential building into the Little Ryrie streetscape. Exterior materials include smooth and textured concrete, metal balustrading and accents, glass brick, aluminium window frames, perforated screens and render.
9. The applicant has provided the following concept image/s of the proposal:

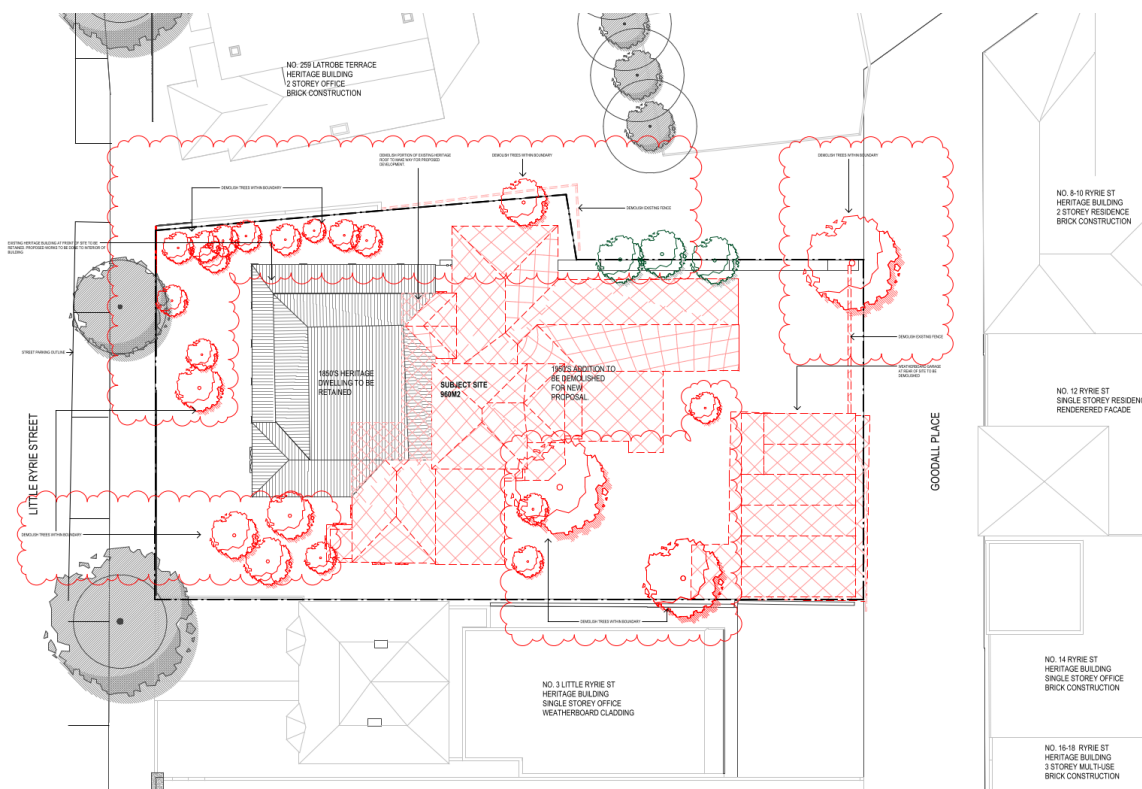


Figure 2: Demolition and retention plan (Source: Cera Stribley Architects)



Figure 3: Architect impression of the development as viewed from Little Ryrie Street (South elevation)



Figure 4: Architect impression of the development as viewed from Little Ryrie Street (South elevation)



Figure 5: Architect impression of the car park entry and lower levels of the development as viewed from Goodall Lane (North elevation)



Figure 6: Architect impression of the of the development as viewed from corner of Princes Highway and Ryrie Street

Subject Site and Surrounds

Site Description

10. The subject site (the site) is formally known as 1 Little Ryrie Street, Geelong. It is irregular in shape, with a total site area of approximately 999 sqm comprising the following dimensions:
 - 22.86 metre primary frontage to Little Ryrie Street (south).
 - 43.89 metre depth along the east boundary (west boundary is irregular in alignment)
 - 21.03 metre northern interface with Goodall Lane at the rear of the site.
11. The site is currently occupied by a single dwelling constructed of weatherboards and corrugated steel roofing with varied hipped and gable profiles. The site has a fall of 2.5 metre from the Little Ryrie Street frontage to the rear of the site at Goodall Lane. The existing dwelling was originally constructed in the 1850's and is covered by the Heritage Overlay HO973 (Wesleyan Minister's Residence).
12. The site has frontages to Little Ryrie Street to the south and Goodall Lane to the north of the site, which provides front and rear access to the existing dwelling. Vehicle access to the site is currently via Goodall Lane with pedestrian access from Little Ryrie Street. A detached triple garage in the north-east corner of the site provides off-street parking for the existing dwelling.
13. Existing vegetation comprises scattered small – medium trees around the existing dwelling and along the western boundary. Front fencing is low scale timber pickets allowing views of the existing dwelling from the street (albeit partially screened by existing vegetation as shown in Figure 10 below). A medium street tree is located near the south-west corner of the site.
14. The site is formally described as comprising the following land parcel: Lot 1 on Title Plan 577611L as shown in Figure 7 below.

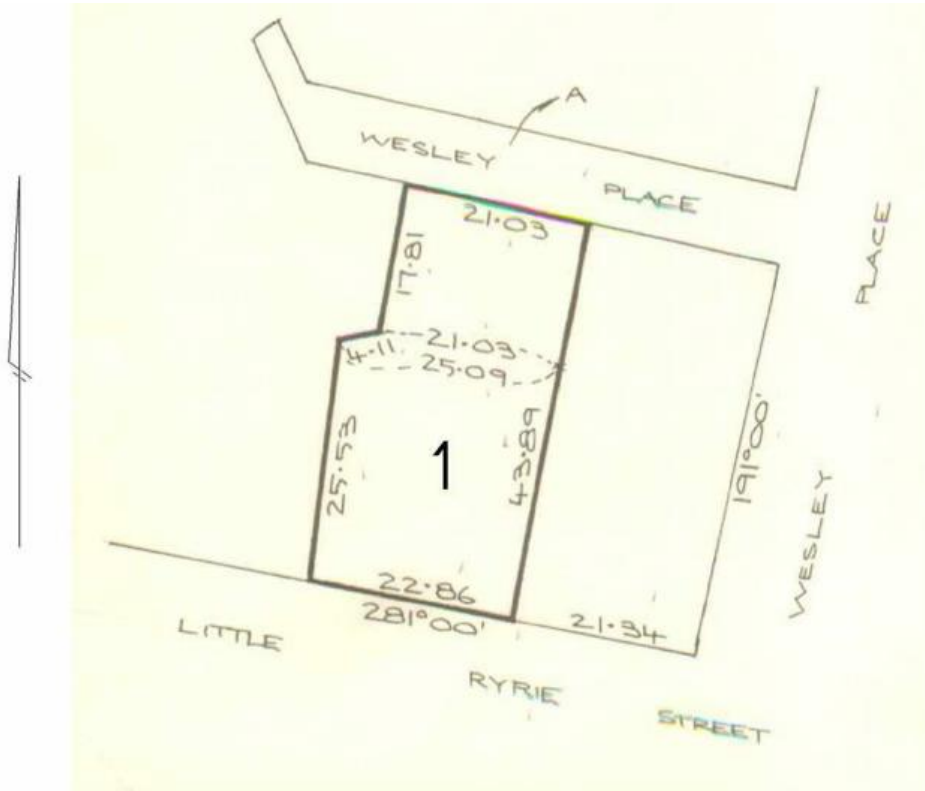


Figure 7: Plan showing the titles described above which comprise the subject site



Figure 8: Aerial photograph showing the subject site and surrounds (Source: VicPlan)



Figure 9: Existing conditions plan (Source: Cera Stribley Architects)



Figure 10: Existing dwelling located on the subject site as viewed from Little Ryrie Street



Figure 11: Detached garage at the rear of the subject site as viewed from Goodall Lane

Site Context

Central Geelong

15. Central Geelong is Victoria's second largest city. It a key employment and civic hub for the broader population encompassing regionally significant health, education, retail, cultural, institutional and tourism facilities. It is a major infrastructure node and a confluence of important state and local roads, the regional rail network and port facilities. Central Geelong has been undergoing change in recent years as significant investment and development has occurred that builds on the area's advantages as an attractive and accessible destination and place to live, work and study. This process of development and change has begun to transform the land use mix within Central Geelong as well as its built form profile.

West Village Precinct

16. The subject site is located within the West Village Precinct at the south-western edge of the Activity Centre Zone comprising a mix of land uses, lot sizes and dwelling typologies.
17. The Central Geelong Framework Plan (dated February 2023) describes the existing character and vision for the West Village Precinct as follows:

The West Village Precinct anchors Central Geelong at its south-west corner, providing a mix of uses. The precinct has great potential as a growing residential community with jobs and services within its boundary as well as access to those within the neighbouring Retail Core, Cultural and Health precincts. This precinct is uniquely positioned to offer a diverse range of residential living options, including collaborative housing, affordable housing, build-to-rent, downsizing and home-office styles of residential accommodation.

The preferred maximum building height is between 21 metres and 42 metres. The precinct contains a mix of fine-grained subdivisions, larger allotments and heritage buildings and places. Street wall heights will need to be carefully managed to avoid an imposing street frontage and overshadowing of key streets and laneways. Views of Corio Bay down Gheringhap Street will be protected, with appropriately scaled and set-back upper podium developments above the preferred street wall height.

Improving the interaction of development with landscaped setbacks for areas abutting Latrobe and McKillop streets will help create buffers and less visually intense interfaces with these key transport routes.

North

18. To the immediate north of the site at 8-10 Ryrie Street is a large double storey dwelling occupying a large parcel of land approximately 1,035 sqm. A detached double garage is positioned to the rear of the site and accessed via Goodall Lane. The site is covered by the Heritage Overlay 1108 with the heritage place is described as "Chipchase".
19. The land at 12 Ryrie Street is occupied by a part single, part double storey dwelling finished in render with corrugated steel roofing and detached double garage at the rear accessed via Goodall Lane. The land at 14 Ryrie Street is occupied by a single storey brick dwelling which is covered by the Heritage Overlay 187 with the heritage place described as "Gosberton House" residence.
20. The land at 16-18 Ryrie Street is occupied by a double storey painted brick building which occupies the entirety of the site between Ryrie Street and Goodall Lane. The building is currently used as an antique shop and is covered by the Heritage Overlay 188 with the heritage place described as "Hearns Building (former)".

East – 3 Little Ryrie Street, Geelong

21. To the immediate east of the subject site at 3 Little Ryrie Street is a single storey Victorian dwelling with a bluestone front fence. The site is covered by the Heritage Overlay 2014 with the heritage place described as "residence". At the rear of the original dwelling is a modern two storey addition with flat roofing and hard stand parking area at the rear accessed via Goodall Lane (refer Figure 12 below).

22. Further to the east at 12 Wesley Street is “The Warehouse”, a wedding venue for hire which includes onsite accommodation. The existing double storey building occupies the entire site and is constructed of red brick with corrugated metal roofing.



Figure 12: Existing buildings occupying 5 Little Ryrie Street and 12 Wesley Street, Geelong

South – Matthew Flinders Secondary College

23. Directly opposite the subject site at 2 Little Ryrie Street is Matthew Flinders Secondary College, comprising a full 1.23 hectare block bordered by Little Ryrie Street (north), Fenwick Street (East), Myer Street (South) and Princes Highway (West). The northern area of the school comprises outdoor sports courts with scattered trees between. The main school buildings occupy most of the balance of the site with a three-storey building running along the majority of the Myers Street frontage. The site is covered by Heritage Overlay 195 “Matthew Flinders High School No. 8022”.

West – 259 La Trobe Terrace and 257 La Trobe Terrace (Princes Highway), Geelong

24. To the immediate west of the subject site 259 La Trobe Terrace on the corner of Little Ryrie Street and Princes Highway. A driveway leading from Little Ryrie Street through to Goodall Lane separates the subject site from the two-storey building which occupies the neighbouring site and is currently used for commercial purposes. The site is covered by Heritage Overlay 963 described as “Carlyon”.
25. Also to the west of the subject site is 257 Princes Highway, a relatively small parcel of land occupied by a single storey brick dwelling with car parking at the rear (refer Figure 14 below)



Figure 13: Existing building occupying 259 La Trobe Terrace (Prince Highway), Geelong



Figure 14: Existing building occupying 257 Princes Highway, Geelong (Viewed from Goodall Lane at the rear)



Municipal Planning Strategy

26. The Municipal Planning Strategy and Planning Policy Framework (PPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
27. The subject site is within the West Village Precinct of the Central Geelong Activity Centre.
28. The following objectives and strategies of the Municipal Planning Strategy of the Greater Geelong planning scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-1	Settlement (Central Geelong)
02.03-3	Environmental Risks and Amenity
02.03-5	Built Environment and Sustainability
02.03-6	Housing

Planning Policy Framework

29. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across Victoria. The following objectives and strategies of the Planning Policy Framework of the Greater Geelong planning scheme are relevant to the proposed development:

Clause 11	Settlement
11.01-S	Settlement
11.0-1R	Settlement – Geelong G21
11.01-1L-01	Settlement – Greater Geelong
11.03-1S	Activity Centres
11.03-1L	Activity Centres in Greater Geelong
Clause 13	Environmental Risks and Amenity
13.05-1S	Noise management
13.07-1S	Land Use Capability
Clause 15	Built Environment and Heritage
15.01-1S	Urban Design
15.01-1L-01	Development in Activity Centres
15.01-2S	Building Design
15.01-2L	Environmentally sustainable development
15.01-5S	Neighbourhood character
15.03-1S and 15.03-1L	Heritage Conservation
Clause 16	Housing
16.01-1S	Housing supply



16.01-1R	Infill housing - Geelong G21
16.01-1L-01	Integrated housing and housing diversity
16.01-2S	Housing affordability
Clause 18	Transport
18.02-1S and 18.02-2S	Movement Networks (Walking and Cycling)
Clause 19	Infrastructure
19.03-3S	Integrated water management
19.03-5S	Waste and Resource Recovery

30. The assessment section of this report provides a detailed assessment of the relevant planning policies outlined above.

Zoning and Overlays

Applicable Zone/s

Activity Centre Zone Schedule 1 (ACZ1): Central Geelong Activity Centre – West Village Precinct

31. The ACZ1 (Clause 37.08) seeks to implement the Central Geelong Framework Plan. The site is located within the West Village Precinct which sits within the south-west area of the Central Geelong Activity Centre (Refer Figure 15 below).
32. The ACZ1 sets out preferred requirements including maximum building height, maximum street wall height, side and rear setbacks, public realm (street activation and interface requirements), design quality and architecture, sustainable design, amenity, overshadowing (existing and proposed open space, streets and laneways), access, car parking and services.
33. The West Village Precinct Objectives seek to:
- *Provide a variety of residential and small-scale commercial mixed use development outcomes.*
 - *Provide an attractive gateway to Central Geelong from the south-west through high quality urban design and delivery of appropriate landscaped setbacks along Latrobe Terrace, McKillop Street, Little Myers Street, and part of Fenwick Street.*
 - *Support buildings of not more than 16 metres in height that complements the existing low rise, dispersed built form character of the precinct.*
 - *Maintain and protect the prominence of heritage buildings within an evolving character that provides a high amenity for residents, with building heights transitioning from 21 metres at the periphery of Central Geelong increasing to 42 metres towards its centre.*
 - *Manage any adverse amenity impacts of the train line and traffic along Latrobe Terrace through appropriate noise and other attenuation measures.*
 - *Protect key views to Corio Bay when viewed from the public realm down Gheringhap, by setting back development to ensure clear views to the water and the sky.*
34. A planning permit is required to construct a building or construct or carry out works. It is noted that use of land for a 'Dwelling' does not require a permit in the West Village Precinct.
35. The following sections include a discussion of how the proposal responds to the requirements of the ACZ1.



Figure 15: Central Geelong Activity Centre as shown in the ACZ1 and Framework (West Village Precinct in south-west area)

Applicable Overlay/s

Clause 43.01 Heritage Overlay (973)

36. The site is affected by the Heritage Overlay 973 (HO973) which applies to the existing single storey dwelling which describes the heritage place as 'Wesleyan Minister's Residence (former), now Residence'.
37. The purpose of the HO973 is (as relevant):
 - To implement the Municipal Planning Strategy and the Planning Policy Framework.
 - To conserve and enhance heritage places of natural or cultural significance.
 - To conserve and enhance those elements which contribute to the significance of heritage places.
 - To ensure that development does not adversely affect the significance of heritage places.
38. A permit is required under the HO973 to demolish or remove a building, construct a building or construct or carry out works and externally alter a building.
39. The decision guidelines under the HO973 include (in summary), the MPS and PPF, the significant of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place, any applicable heritage statement or decision guideline, whether the location, bulk, form or appearance of the proposed building

will adversely affect the significance of the heritage place or is in keeping with the character and appearance of adjacent buildings and the heritage place and whether the demolition, removal or external alteration or proposed works will adversely affect the significance, character or appearance of the heritage place.

40. The 'Heritage' section of this report provides a detailed assessment of the proposal against the purpose and decision guidelines of the HO973.

Clause 44.05 Special Building Overlay

41. The subject site is partly affected by the Special Building Overlay (SBO) as shown in the map below.

42. The purpose of the SBO (as relevant) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*

43. A permit is required under the SBO to construct a building or to construct or carry out works. Barwon Water is identified as the urban water corporation.

44. The decision guidelines of the SBO include (in summary) the MPS and PPF, any comments from the relevant floodplain management authority (Barwon Water), the existing use and development of the land, the susceptibility of the development to flooding and flood damage, flood risk factors, the danger to the occupants of the development and the effect of the development on redirecting or obstructing floodwater, stormwater or drainage water.

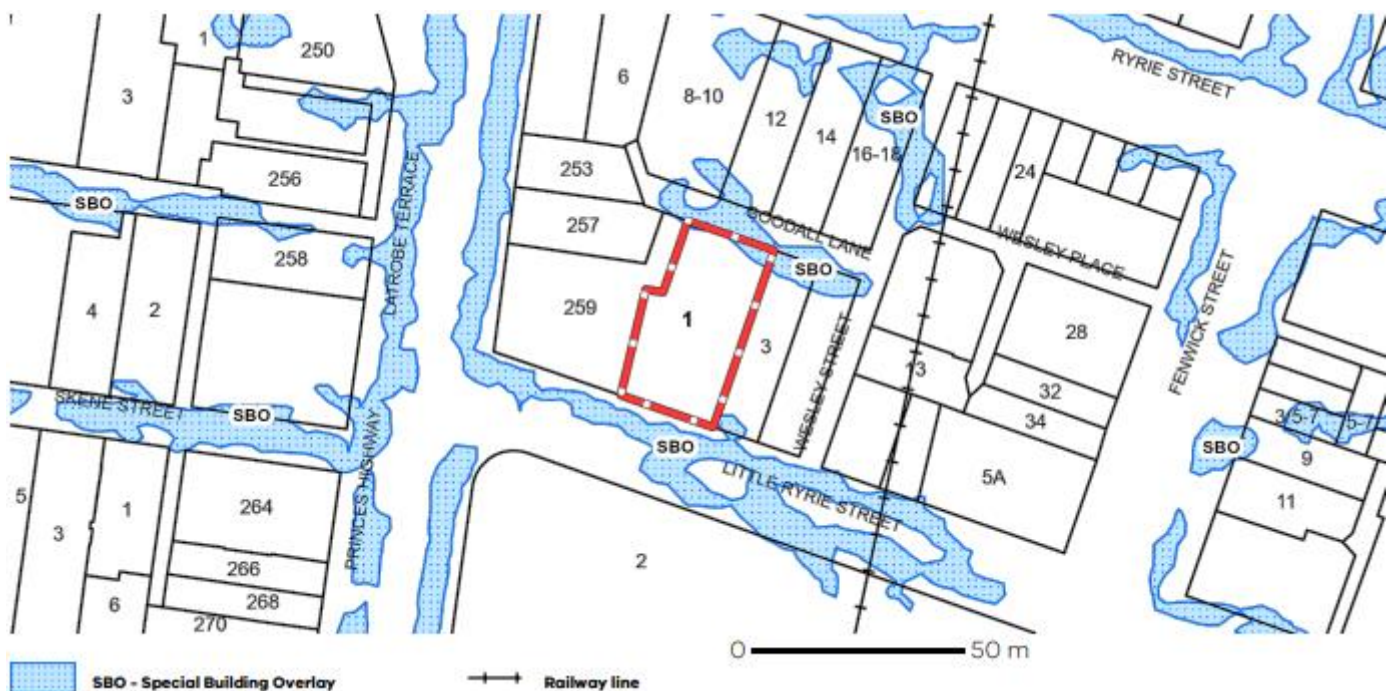


Figure 16: SBO Flood Mapping (Source: VicPlan)

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.06 Car Parking

45. Clause 52.06 sets out the requirements for provision and design of car parking spaces and seeks (as relevant):
- *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 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.*
46. All vehicular access is proposed via Goodall Lane. A total of 40 car spaces is proposed within basement car parking comprising 39 allocated spaces and 1 shared space. No visitor parking is proposed as part of the development.
47. Clause 52.06-3 (permit requirements) states a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5. The application seeks to reduce the requirement for visitor parking to zero which is discussed in the Assessment section of this report.

Clause 52.34 Bicycle Facilities

48. Clause 52.34 sets out the requirements for provision and design of bicycle parking and associated facilities.
49. This Clause seeks to encourage cycling as a mode of transport and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.
50. In terms of provision of bicycle facilities, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land. A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.
51. It is proposed to provide a total of 27 bicycle parking spaces on-site, comprising 19 spaces for residents and 8 for visitors which exceeds the bicycle parking requirements of Clause 52.34 (8 spaces required).

General Requirements and Performance Standards

Clause 53.18 Stormwater Management in Urban Development

52. Clause 53.18 applies to the buildings and works of this application under the ACZ1 and sets out standards and objectives to be met for new development.
53. This clause seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Apartment Developments

54. Clause 58 (Apartment Developments) applies to an application to construct an apartment development if the apartment development is in Activity Centre Zone. The purpose of Clause 58 seeks:

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

55. The provisions of Clause 58 include objectives, standards and decision guidelines. A development must meet all of the objectives of this Clause and should meet all of the standards of this Clause. A detailed assessment of the proposed development against the requirements of Clause 58 is contained at Appendix 1 to this report.

Decision Guidelines

56. Clause 65.01 (Approval of an Application or Plan) of the planning scheme states that before deciding on an application, the responsible authority must consider (as appropriate) the matters set out in section 60 of the Act, the Municipal Planning Strategy and the Planning Policy Framework, the purpose and any matter required to be considered in the zone, overlay or other provision, the effect on the environment, human health and amenity of the area, stormwater quality, traffic flow and road safety impacts and impacts to the operation of the transport system.

Relevant Strategic Plan

Central Geelong Framework Plan

57. *Central Geelong Framework Plan - A plan for the heart of Djilang (February 2023)* is a reference document to the ACZ1. It seeks to guide land use and development within Central Geelong and was revised in February 2023.

58. In terms of the subject site, it is identified as being within West Village Precinct which is described as follows:

The West Village Precinct will be anchored by a distinctive range of uses, including Matthew Flinders College and secondary retail, office and residential uses. The precinct will prioritise a growing residential community with access to jobs and services and convenient access to Geelong Station and the public transport network.

59. The precinct objectives for the West Village Precinct are:

- *Provide a variety of residential and small-scale commercial mixed use development outcomes.*
- *Provide an attractive gateway to Central Geelong from the south west through high quality urban design and delivery of appropriate landscaped setbacks along Latrobe Terrace, McKillop Street, Little Myers Street, and part of Fenwick Street.*
- *Support buildings of not more than 21 metres in height that complements the existing low rise, dispersed built form character of the precinct.*
- *Maintain and protect the prominence of heritage buildings within an evolving character that provides a high amenity for residents, with building heights transitioning from 21 metres at the periphery of Central Geelong increasing to 42 metres towards its centre.*
- *Manage any adverse amenity impacts of the train line and traffic along Latrobe Terrace through appropriate noise and other attenuation measures.*
- *Protect key views to Corio Bay when viewed from the public realm down Gheringhap, by setting back development to ensure clear views to the water and the sky.*

60. The key built form guidelines have been reflected in the ACZ1. A detailed response is provided in the 'Assessment' section of this report.



Referrals

61. The application was referred to the following agencies:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Recommending	Greater Geelong City Council	5 December 2023 – Objection
	Greater Geelong City Council	18 April 2024 – Objection
Section 55 Referral – Recommending	Development Victoria	20 December 2022 – No objections or recommended conditions
Section 55 Referral – Recommending	Barwon Water	13 November 2023 – No objections subject to permit conditions
Non-statutory	DTP Urban Design	8 March 2024 – Not supported in current form. Changes recommended.
Non-statutory	Geelong Authority	25 March 2024 – Not supported in current form. Changes recommended.

Greater Geelong City Council

62. The Council provided an initial response dated 5 December 2023 as a Recommending Referral Authority pursuant to Section 56(1)(c) of the Planning and Environment Act 1987 objecting to the granting of a planning permit on the following grounds:

- The overall building height and the insufficient upper-level side and rear building setbacks proposed do not accord with Schedule 1 to the Activity Centre Zone and the Central Geelong Framework Plan policy and result in an overbearing bulk and scale at upper levels to the surrounding area.
- The proposed development has insufficient physical regard to the State Significant Heritage former Mission House on the site (which is incorrectly identified by the application as having only contributory heritage significance), e.g., lack of meaningful building separation between old and new building components, resulting in an inadequate heritage built form response which visually overwhelms the heritage building.
- The lack of upper-level side and rear proposed building setbacks results in excessive building bulk in relation to neighbouring heritage significant dwellings, particularly 3 Little Ryrie Street.

63. Further issues were raised by internal departments including:

- Urban Design – landscape plan still required and limited daylight access to proposed rooms.
- Heritage - demolition method statement, clarification of demolition plans, and Conservation Works Assessment required.
- ESD - insufficient and incomplete Sustainability Management Plan.
- Engineering – concern with vehicle and pedestrian movement conflict points and clearances in the car park.
- Planning Delivery – lack of affordable housing response.

64. The decision plans and supporting documents received in February 2024 were re-referred to Council who advised in a response dated 18 April 2024 that whilst the applicant has submitted further information plans, it was considered that the proposed changes were insufficient to address the concerns raised in Council's previous referral response dated 5 December 2023. Of key concern was still the insufficient proposed built form response to the heritage building on and to those adjoining the site, and the lack of proposed upper-level building side and rear setbacks.

Development Victoria

65. Development Victoria did not object to the proposal or recommend any permit conditions.

Barwon Water

66. Barwon Water responded on 13 November 2023 advising they did not object to the proposal subject to several permit conditions which are reflected in the recommended permit conditions by DTP in the Notice of Decision, with the exception of conditions relating to subdivision which does not form part of this application and are therefore not considered relevant by DTP.

DTP Urban Design

67. DTP's Urban Design team undertook several design reviews of the proposal, including the various (without prejudice) massing options submitted forward by the applicant.
68. In response dated 8 March 2024 to the decision plans, the Urban Design team noted that whilst there are several successful components of this proposal, including the commitment to high quality architecture and design detail, concerns remained with several key outstanding issues. The Urban Design team seeks the resolution of matters pertaining to the exposure and presence of party walls, internal amenity impacts and the unduly impacts resultant of site coverage before recommending approval.

Prominence of party walls

69. Concerns remain with the prominence and exposure of party walls to the sites eastern and western interfaces. Visual dominance of exposed party walls within this location has considerable offsite amenity impacts which must be reconsidered. While equitable development abutting these party walls is possible in theory, we query the likelihood and viability of development of several of these sites without consolidation. Recommend providing a setback to eastern and western walls built to the boundary. Ensure the building reads 'in the round' through the removal of exposed party walls and the adoption of landscaped setbacks.

Internal amenity impacts

70. Do not support the inclusion of light-wells in providing natural light, ventilation, and outlook to habitable rooms on the eastern and western components of the site. Noting the possibility of equitable development to adjacent sites, the inclusion of light wells (particularly when mirrored by equitable development) will result in a poor internal amenity outcome. At this stage there are over 20 bedrooms which are reliant upon lightwells for primary outlook. Furthermore, bedrooms within lightwells are impacted by louvres which will further obscure daylight.
- Recommend provide a setback (from ground floor) to eastern and western boundaries to enable habitable rooms access to solar amenity, ventilation, and outlook.
 - Provide solar studies to confirm extent of solar penetration to habitable rooms in the instance that:
 - Adjacent sites remain undeveloped
 - Equitable development is achieved on adjacent sites

Site coverage

71. While a building which exceeds the 21m height control may be supportable, any exceedance of the preferred height must not result in adverse amenity impacts (including visual bulk) within a largely low-rise heritage precinct.
72. We note the equitable development analysis, however, do not accept that this is a reasonable proposition to justify the built-form outcome proposed. In the unlikely event that equitable development was to occur in the manner stated (in the architectural plans), the resultant outcome would be at odds with the design objectives of the precinct 'to ensure development responds sympathetically and innovatively to heritage places'.
73. Concerns pertaining to the extent of development and the impacts to Geelong Precinct. Recommend the adoption of side setbacks (from level ground). This will enable all habitable rooms to have adequate access to daylight and ventilation and will ensure that in the improbable event of intensified equitable development, amenity will be



maintained to habitable rooms. Furthermore, the inclusion of landscape setbacks may enable dwellings at the ground floor to be accessed at-grade and enable a building which read positively, and sensitively in the round.

Geelong Authority

74. Planning permit application PA2302512 was considered at the Geelong Authority meeting on 18 March 2024.
75. In a letter dated 25 March 2024 to the Minister for Planning, the Geelong Authority provide the following response to the proposal (in summary):
- The proposed development comprises residential use only in a predominantly residential context.
 - The GA consider that based on the proposed design and the proposed building height would be inconsistent with the preferred precinct character and would have a negative impact on adjacent properties and views to the city from the west. The proposed building height (27.8 metres), being 6.8 metres above the preferred maximum building height, may be acceptable if design changes were made.
 - The additional proposed height is not supported due to the material adverse offsite impacts of the current design, and the absence of additional public benefits including any social and/or other specialised housing.
 - The design with its materials, landscaping, recessed upper levels and curved form including balconies, does appear to provide an attractive and high-quality outcome and would make a positive contribution to the street.
 - The retention of the primary front rooms of the existing heritage buildings, demonstrates a generally respectful response.
 - the setbacks above the street wall height are less than the preferred minimum, particularly to the east and west. This significantly undermines the quality of the design, adds to building bulk and has a negative impact on the current amenity and future development of neighbouring properties.
 - The GA further notes that the proposed zero metre setbacks for the lower levels have a consequential impact on the internal amenity resulting from the light courts on the east and west boundaries.
 - The proposed blank upper walls to the east and west are unacceptable, as they would be readily viewed from beyond the site, would provide a poor visual interface and set a poor precedent for adjacent buildings.
76. The GA considers that the development is not adequately responsive to its context, being towards the periphery of Central Geelong, within a street block of small sites, with many heritage buildings and a predominant residential character. The development appears to rely on the theoretical development capacity of adjacent sites (as provided by the applicant) to justify the bulk of the building, the blank walls and the reduced east and west setbacks. The character, heritage controls and small lots of adjacent sites puts doubt on their theoretical development capacity.
77. Whilst the GA noted that the above issues could be addressed through design improvement, being generally larger setbacks to the east and west boundaries and avoidance of blank walls, the GA did not support the granting of permit PA2302512 in its current form.

Notice

78. The application **is exempt** from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Planning and Environment Act 1987 pursuant to the following provisions:
- Pursuant to Clause 7.0 to Schedule 1 of the Activity Centre Zone: An application in respect of land in this schedule under Clause 43.01, Clause 52.05, Clause 52.06, Clause 52.07 and/or Clause 52.27 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.



Key Considerations

79. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Response to PPF and MPS
- Building Height
- Setbacks above the street wall
- Extent of demolition and design response to heritage place
- Design detail and architectural response
- Amenity impacts (wind, noise, overshadowing, overlooking)
- Access arrangements and reduction of visitor parking
- ESD, Stormwater, Waste

Strategic Direction and Land Use

Municipal Planning Strategy

80. The particular MPS policies that apply, and a brief assessment is undertaken below. These matters are discussed in greater detail in the later sections of this report.

- The proposal is consistent with Vision of the Greater Geelong Planning Scheme which is to facilitate a prosperous economy that creates jobs and supports development that places Geelong as a destination that attracts local and international visitors. The proposal provides well located housing that supports the vision for Central Geelong (Clause 02.02).
- Strategic Directions for Central Geelong (Clause 02.03-1) which encourage high density residential development that is respectful of heritage and the amenity of public streets are also achieved.
- Clause 02.03-1 (Settlement) notes that a combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase. Medium and high-density housing needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood. The proposal is consistent with the strategic directions of this Clause by providing high density housing development to maximise the overall intensity of Central Geelong whilst respecting heritage areas and protecting the amenity of public spaces.
- Clause 02.03-3 (Environmental Risks and Amenity) seeks (as relevant to the proposal) to minimise the potential for damage and risks to public safety and property from flooding. This is discussed under the 'Flooding Risk' section of this report
- Clause 02.03-5 (Built Environment and Sustainability) seeks to seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. The importance of delivering housing which makes a positive contribution to the neighbourhood, the protection of amenity and facilitation of environmentally sustainable development are also identified as key objectives. The proposed development will deliver environmentally sustainable design, high quality urban design and landscaping (subject to conditions) as discussed in the following sections of this report.
- The proposal is consistent with the strategic directions of Clause 02.03-6 (Housing) by facilitating infill development to increase its housing supply contribution, providing residential development which (subject to recommended conditions) achieves density, mass and scale which is complementary to the location, role and character of the West Village Precinct and ensuring housing diversity is achieved.



Planning Policy Framework

81. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
82. The proposal is supported by state and regional planning objectives. Clause 11.01-1R (Settlement - Geelong G21) support the role of Central Geelong as a major regional city and aims to revitalise and strengthen its role as Victoria's second city. The additional high-density housing proposed will assist in the consolidation of the ACZ1, revitalise Central Geelong, and support growth within an area identified for infill housing.
83. Clause 11.01-1L-01 (Settlement - Greater Geelong) supports development in established settlement areas in the region. The site is contained in the Central Geelong Activity Centre and the development responds to future housing needs of urban Geelong.
84. Clause 11.03-1S (Activity Centres) encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Strategies under this Clause include building up activity centres as a focus for high-quality development and encouraging a diversity of housing types at higher densities in and around activity centres. The site is located within Central Geelong, a designated Regional Activity Centre, where the concentration of major residential developments is encouraged and different types of housing, including forms of higher density housing is provided.
85. Clause 11.03-1L (Activity Centres in Greater Geelong) encourages a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres. The proposal is for higher density housing in Central Geelong (as noted above).
86. The objective of Clause 13.05-1S (Noise management) is to assist the management of noise effects on sensitive land uses. Strategies include to ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions. The applicant has submitted an Acoustic Assessment prepared by Clarity Acoustics which is discussed in the following sections of this report.
87. Clause 13.07-1S (Land Use Capability) seeks (amongst other considerations) to ensure that use or development of land is compatible with adjoining and nearby land uses. The site is located in a predominantly residential context with some sites in the immediate area used for non-residential uses such as education (Matthew Flinders College) and commercial (offices). The proposed residential use of the land is compatible with adjoining and nearby land uses.
88. Clause 15.01-1S (Urban Design) and Clause 15.01-S (Building Design) require development to respond to its context, manage interfaces between the private and public realms, provide landscaping to enhance local amenity and ensure development minimises detrimental impacts on amenity and the natural and built environment. The development achieves building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development (subject to the recommended conditions) as discussed in the following sections of this report.
89. The development responds and contributes to the strategic context of its location whilst minimising the detrimental impact on neighbouring properties, the public realm and the natural environment. Matters such as waste and resource recovery, water and stormwater efficiency, form, scale and appearance of the development, interfaces with the public realm, existing vegetation and landscaping are discussed in further detail in the following sections of this report.
90. Clause 15.01-1L-01 (Development in Activity Centres) and Clause 15.01-2L (Environmentally sustainable development) are discussed in the following sections of this report.



91. Clause 15.01-5S (Neighbourhood character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. Subject to the recommended conditions, the development will provide medium density housing in an area identified for increase housing whilst respecting the existing low scale, heritage character of the location and contributing to the preferred neighbourhood character for the West Village Precinct within the Central Geelong Activity Centre.
92. Clauses 15.03-1S and 15.03-1L (Heritage Conservation) seek to ensure the conservation of places of heritage significance and applies to all land affected by a Heritage Overlay. As outlined in the applicants submission:
- The site is affected by a heritage overlay, HO973, which seeks to conserve and maintain the heritage character of the current building, comprised of an 1850's heritage house (former Wesleyan Minister's Residence). The 1850s part of the dwelling is proposed to be retained with partial reconstruction of the original roofline to highlight its original orientation (to the west). The 1950's addition at the rear, is considered an unsympathetic modification and is proposed to be removed.*
- Architectural elements from the heritage house have been abstracted and positively integrated into the new multi-storey development at the rear. The proposed building design draws attention to and enhances the existing heritage significance of the place, in a creative approach combining the unique identity of Geelong and a sustainable redevelopment suitable for the precinct.*
- Through careful selection of building materials appropriate to the site, the new building will acknowledge the heritage character of the precinct, while providing a modern interpretation.*
93. The design including extent of demolition / retention and architectural response are generally supported as discussed in further detail under the 'Heritage' section of this report.
94. Clause 16.01-1S (Housing supply) and Clause 16.01-1R (Infill housing – Geelong G21) seek to facilitate well-located, integrated and diverse housing that meets community needs and subsequent strategic directions. The proposal includes the provision of 27 apartments delivering infill development in Central Geelong. This supports state policy at Clause 16.01-2S (Housing affordability) which seeks to deliver more affordable housing closer to jobs, transport, and services.
95. Clause 16.01-1L-01 (Integrated housing and housing diversity) seeks to accommodate medium and high-density housing in 'Key Development Areas' such as Central Geelong where the site is located. The development will deliver medium density housing with a diversity of apartment layouts and bedrooms to suit a diversity of households within the Central Geelong Activity Centre.
96. Clause 18.01-1S (Land Use and Transport Integration) seeks (amongst other considerations) to protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset. As noted in the applicant submission there is an existing railway track connecting Geelong Station to South Geelong Station, located approximately 40 meters east of the subject site. This section of the railway line runs underground, through a 400-metre-long tunnel. The proposed development is outside the zone of influence of the tunnel, and the proposed basement construction will not have any geotechnical impacts on the existing tunnel consistent with this clause.
97. Clause 18.02 (Movement Networks) seeks to facilitate efficient and safe networks for pedestrians and cyclists by improving infrastructure to and between key destinations within activity centres and employment areas (amongst other considerations). Incorporating cycling infrastructure (bicycle parking) in new developments is encouraged by this policy. The development provides generous provision of bicycle parking for residents.
98. Clause 19.03-3S (Integrated Water Management) seeks (amongst other strategies) to manage stormwater quality and quantity related impacts through on site development measures as discussed in the following sections of this report.



99. Clause 19.03-5S (Waste and Resource Recovery) seeks (amongst other consideration) to encourage development that facilitates sustainable waste and resource recovery. The proposed waste storage and collection arrangements are discussed in the following sections of this report.

Land use

100. The site is located in a prominent and visually exposed 'gateway' position leading into the Central Geelong Activity Centre and as such the proposal is considered an appropriate response within this emerging context. Given the site's position at the western edge of the ACZ1 opposite an area (further to the west) within the General Residential Zone the proposed 'Dwelling' use and absence of a commercial activity component is considered acceptable.
101. The western end of Little Ryrie Street is currently devoid of commercial (shop front) activity and therefore there is no identifiable need (in policy or otherwise) to encourage provision of commercial uses within the development, particularly given the retention of the original 1850's component of the existing heritage dwelling which is setback from the front boundary. Furthermore, the proposed residential development is consistent with the West Village Precinct objectives to encourage a variety of residential development outcomes in accordance with the existing urban character and predominantly residential setting whilst maintaining and protecting the prominence of heritage buildings within an evolving character of taller buildings.
102. The Geelong Authority also noted that the application positively responds to land use objectives in the *Central Geelong Framework Plan*. The proposed apartments contribute to the residential focus of the 'West Village Precinct'. The proposed development comprises residential use only in a predominantly residential context. The Geelong Authority noted the proposed development's contribution to the growth and economic prosperity to Central Geelong, including the provision of a range of dwelling sizes.

Built form

103. The provisions of the ACZ1 have been considered in the recommendation to approve the proposed development as discussed in the following section of this report.

Height and Setbacks

104. General built form guidelines in the ACZ1 include:
- *To deliver a range of built form typologies including low, medium and high-rise development.*
 - *To ensure development contributes to an undulating city skyline that tapers down to the Geelong waterfront and residential areas on the periphery of the Activity Centre.*
 - *To ensure built form outcomes reflect the preferred character and amenity of each precinct.*
 - *To support active frontages at ground floor level.*
 - *To create human-scale streets by ensuring street wall heights respond to street and laneway widths.*
 - *To encourage the use of innovative design solutions to avoid offsite impacts.*
 - *To ensure the building scale, form and setbacks relate to the site size and supports the preferred land use, amenity and character.*
 - *To manage the impacts of noise on amenity.*



105. The following building requirements are outlined in the ACZ1 and are assessed the sections which follow:

Consideration	ACZ1 Requirement	Compliance	Comments
Building height	21 metres (preferred) maximum building height	No	Conditions recommended
Street wall height	16 metre (preferred) maximum street wall height to Little Ryrie Street and Goodall Lane	No	Conditions recommended
Building setbacks	Front Setback above street wall 6 metres (preferred) Side and rear setback 4.5 metres above street wall	N/A	Conditions recommended

Building Height

106. The zoning of the subject site in the Activity Centre Zone is applied intentionally to identify and provide for higher density residential development and substantial change within the area defined as the 'Central Geelong Activity Centre'. The subject site represents an opportunity to provide for housing growth, and to achieve urban design aspirations in relation to marking the urban structure and presenting an attractive approach in the gateway to Central Geelong from the south.
107. As described in this report, the site is located at the edge of the ACZ1 and faces Little Ryrie Street with Goodall Lane to its rear. Opposite the site to the south is Matthew Flinders Girls Secondary College. Unlike commercial areas in the heart of the city, the site is located on a block that is significantly fragmented into smaller lots. It contains many heritage buildings, with most buildings being no greater than 2 storeys and often in a domestic style. While the site is not prominent, it is clear that a building of greater than 3 storeys will be readily seen from the surrounding context including Princes Highway / La Trobe Terrace, Ryrie Street and Fenwick Street (depending on the vantage point).
108. The proposed development has a maximum building height of 27.8 metres at the north-east corner of the site (27.2 metres at north-west corner) which exceeds the preferred building height in the zone of 21 metres (defined in Map 2 to the ACZ1). The development presents a 7 storey building form to Little Ryrie Street (setback a minimum 12.4 metres from the front boundary) and 8 storeys to Goodall Lane at the rear due to the fall of the land. The renders prepared by the architect show that the proposed building (in its current form) will be highly visible when viewed from the wider context due to its relationship to the relatively low scale, heritage character of the location.
109. The objectives under the ACZ1 for this precinct seek to (as relevant to building height):
- *Support buildings of not more than 16 metres in height that complements the existing low rise, dispersed built form character of the precinct.*
 - *Maintain and protect the prominence of heritage buildings within an evolving character that provides a high amenity for residents, with building heights transitioning from 21 metres at the periphery of Central Geelong increasing to 42 metres towards its centre*
110. The Council raised concern with the overall building height in conjunction with the insufficient upper-level side and rear building setbacks which Council noted do not accord with the ACZ1 and the *Central Geelong Framework Plan*, which (in Council's view) resulted in overbearing bulk and scale at upper levels viewed from the surrounding area.
111. Similarly, the Geelong Authority (GA) considered that based on the proposed design, the proposed building height would be inconsistent with the preferred precinct character and would have a negative impact on adjacent properties and views to the city from the west. Notwithstanding, the GA noted that the proposed building height, being 6.8 metres above the preferred maximum building height, may be acceptable if design changes were made addressing proposed blank upper walls to the east and west and inadequate upper-level setbacks (refer discussion below).



112. DTP notes that the precinct objectives do support building heights of between 21 and 42 metres, as well as 16 metres in the context of existing low scale residential character under the ACZ1. The preferred maximum building height for the subject site of 21 metres reflects its location on the edge of the precinct and the context of heritage buildings and the predominantly residential context. The emergence of taller buildings nearby is also relevant, in particular 'Ryrie Home' at 44 Ryrie Street to the east which is a substantial mixed use corner building of 14 storeys.
113. The proposed maximum building height of 27.8 metres (excluding communal roof terrace, plant and service equipment) is primarily a consequence of the slope of the land however as shown in Figure 17 below, this still only results in approximately one level sitting above 21 metres (viewed from Little Ryrie Street) and two levels (viewed from Goodall Lane). Furthermore, the applicant has indicated there is scope to reduce the floor to ceiling heights of all levels (excluding ground and lower ground levels) from 3.4 metres down to 3.2 metres which will reduce the overall height by approximately 1.2 metres, resulting in a building height which more closely aligns with the ACZ1 preferred height, particular as the development presents to the primary frontage to Little Ryrie Street. Conditions are recommended to give effect to this proposed change.
114. DTP considers that as the subject site at 1000sqm is larger than most of the finer grain lots within the West Village Precinct there is greater capacity to absorb higher forms. The objectives referenced above, are seeking to balance the relatively low rise, heritage, dispersed built form character of the precinct with the objectives to provide a high level for residents and deliver additional housing within the Central Geelong Activity Centre which transitions up from the periphery to its centre (in the range of 21 – 42 metres).

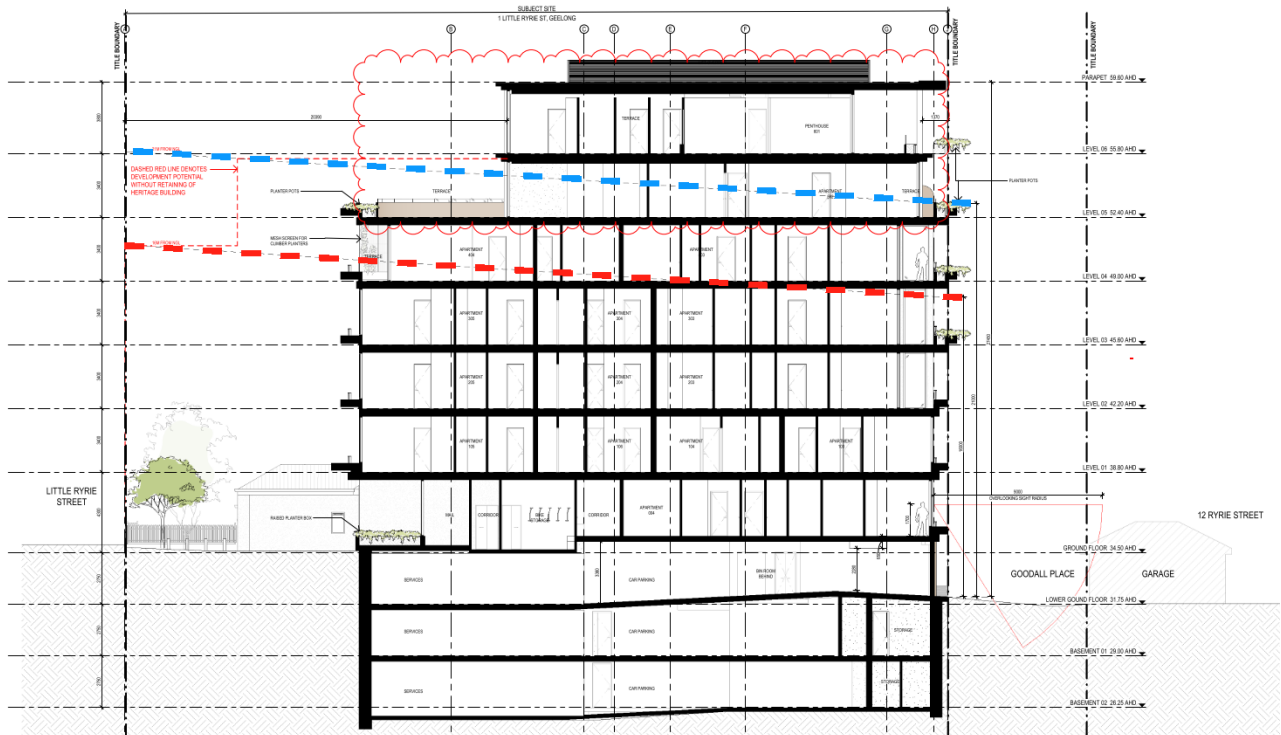
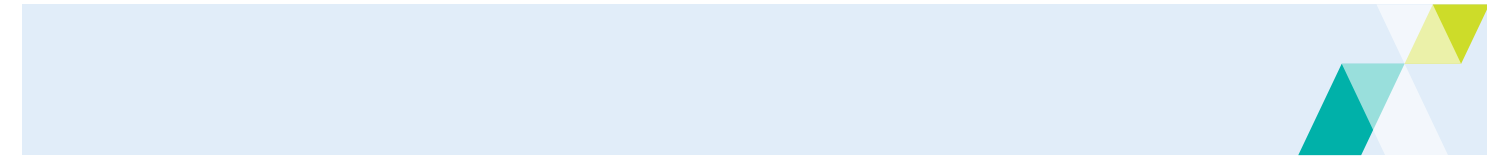


Figure 17: Side section of the proposed development with preferred maximum street wall height (red) and preferred maximum building height (blue)

115. Subject to the recommended conditions, the development will achieve a strong podium base with recessive upper levels to provide a high level of articulation and visual interest, without overwhelming the retained heritage building. The upper levels are finished in lightweight materials (metal cladding and glazing which contrast with the more robust concrete finish of the podium) in conjunction with the increase in boundary setbacks (discussed below) which will achieve an acceptable level of articulation and assist in breaking down the mass of the building as it is viewed in the streetscape of Little Ryrie Street and the wider context.

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116. Subject to conditions requiring reduction in floor to ceiling heights and further reduction in the massing of the upper levels (discussed in further detail below). DTP is satisfied that the proposed height will be acceptable in its context and would generally align with the relevant precinct objectives to achieve a balance between the existing heritage character and delivering a range of built form typologies and an appropriate built form that complements and supports the preferred character and amenity outcomes for the surrounding streets and the skyline of Central Geelong.

Street wall height

117. As outlined in the table above, the ACZ1 has a preferred (discretionary) maximum street wall height of 16 metres to Little Ryrie Street and Goodall Lane. This translates into an expectation in the West Village Precinct for a podium (or street wall) to be built to the boundaries of a site (in this instance the side and rear boundaries) up to a height of 16 metres with levels above setback in accordance with the requirements of Table 2 in the ACZ1. This results in the podium / street wall of the development abutting the side boundaries for its full height, which is considered acceptable in principle, subject to a reduction in height of the boundary walls at Level 04 (as discussed below).
118. In this instance, the original 1850's portion of the heritage dwelling is being retained with the addition of the apartment building at the rear, therefore the development does not have a typical street wall to Little Ryrie Street. The development has a direct abuttal to Goodall Lane from lower ground level to Level 04 (6 storeys). These levels are setback a minimum of 748mm however the planters at each level extend right to the north boundary therefore this is considered a "street wall" under the definition of the ACZ1 (i.e. any part of the building constructed on or within 200 millimetres of a property boundary located on an existing or proposed street, laneway).
119. The street wall (podium) to Goodall Lane has a maximum height of 19.8 metres, in part due to the fall of the land down from the front boundary to Little Ryrie Street, exceeding the 16 metres preferred street wall height under the ACZ1. There is concern that the street wall height at the rear of the site as proposed, would not adequately respond to the relevant 'Built form' objective of the ACZ1 which seeks *'To create human-scale streets by ensuring street wall heights respond to street and laneway widths'*.
120. The development appears to rely on the theoretical development capacity of adjacent sites (as provided by the applicant) to justify the bulk of the building, the blank walls and the reduced east and west setbacks. The character, heritage controls and small lots of adjacent sites puts doubt on their theoretical development capacity. While equitable development abutting these party walls is possible in theory, DTP queries the likelihood and viability of development of several of these sites without consolidation.
121. Figure 17 above shows the preferred maximum street wall height of 16 metres (in red) and the levels of the proposed building which exceed the preferred height, primarily Level 04 of the proposed development. Whilst the ACZ1 controls anticipate walls on boundary up to a height of 16 metres, the part of the boundary walls above 16 metres (up to 19.8 metres) are the most prominent when viewed from surrounding vantage points.
122. In order to provide a human scale to Goodall Lane by ensuring the street wall responds to the laneway width, provide visual relief and a transition in height and scale to the more modest single dwellings located on the opposite side of Goodall Lane to the north, it is recommended that the podium base (i.e. street wall) of the development be reduced to a maximum of 4 levels presenting to Little Ryrie Street (which would equate to 5 storeys at the rear due to the fall of the land). This will be achieved by requiring: *The minimum setbacks of Level 04 from each boundary (measured to the wall) increased such that the remaining floor plan generally aligns with Levels 05 and 06 above and the party walls on the east and west boundaries are reduced in height by one level.*
123. Subject to these changes which are included as recommended conditions, DTP is satisfied that these changes will result in a street wall height (and ultimate building envelope) that more closely aligns with the ACZ1 requirements, reduces the prominence of the exposed east and west party walls (refer further discussion below) and will ensure a built form which sits more comfortably in the surrounding low scale, heritage context. DTP is satisfied that on balance this will result in an equitable development outcome given it is unlikely that the adjoining properties will achieve the same scale of development, due to their relatively small size and narrow width.

Setbacks above the street wall

124. The ACZ1 guidelines state that built form above the preferred maximum street wall height to primary frontage/s and side and rear property boundaries should meet the minimum setbacks identified in Table 2. Front setbacks above the preferred maximum street wall height should incorporate a single setback above the street wall to avoid a tiered built form and new buildings should match height and length of an existing wall built on a side or rear boundary.
125. Table 2 outlines the mandatory and preferred minimum front setbacks above the preferred maximum street wall height. In this instance, the mandatory minimum front setback (above the preferred maximum street wall height) is 6 metres on the primary street frontage (Little Ryrie Street) as the site is affected by a Heritage Overlay. Table 2 states *A permit must not be granted to construct a building or construct or carry out works which are not in accordance with this requirement.*
126. It is considered that the above requirements do not strictly apply to the Little Ryrie Street frontage, given the site is occupied by a single dwelling being retained (which is already setback from the primary street frontage), rather it appears this requirement into the ACZ1 is more relevant to a commercial context where a heritage building may be constructed on the front boundary.
127. Notwithstanding, the retention and protection of the original 1850's heritage dwelling has allowed the apartment building addition to be generously setback from the frontage to Little Ryrie Street a minimum of 12.4 metres at the lower levels and 20.3 metres at the upper levels. The addition wraps around the heritage building being retained, allowing for retention of the original roof form with the generous front setbacks ensuring the addition doesn't overwhelm the original building (as discussed further under the 'Heritage' section below)
128. As noted above, the ACZ1 encourages front setbacks above the preferred maximum street wall height to incorporate a single setback above the street wall to avoid a tiered built form. In this instance, the graduated setbacks from Little Ryrie Street and to a lesser extent Goodall Lane, are considered an appropriate design response to the existing conditions on the subject site and properties to the north. Whilst the design response, focuses the mass of the development towards the rear, this is considered a less sensitive interface and reduces the impacts to the existing dwelling being retained.
129. Under Table 2 of the ACZ1, the applicable setback above the street wall to Goodall Lane is also 6 metres (preferred). It is considered however that strict application of this requirement would result in an unusable tower floor plate for the main component of the development. The setbacks at the upper levels (above the street wall) are 1.5 metres from Goodall Lane, which whilst a large variation to the ACZ1 requirement is considered acceptable given the relatively non-sensitive interface with the laneway and properties to the North which generally comprise car parking areas facing the laneway. The recommended conditions to reduce the overall height of the building, height of the party walls on boundary and increase remaining upper-level setback from the east and west will assist in reducing the prominence of the building when viewed within Goodall Lane and adjoining streets (Wesley Street).
130. The proposed built form massing arrangement comprises a robust 5 storey 'base' and recessive upper levels providing a distinct podium and tower form, assisted by the curved façade and variation in materials. DTP recognises the constraints of the heritage building whilst achieving a useable and functional floorplate and delivering on the objectives of policy and the ACZ1 for increased densities and is satisfied that subject to conditions requiring the east and west party walls to be reduced in height and upper-level setbacks being increased, the proposed setbacks above the street wall (primarily to Goodall Lane) will be acceptable.

Side and rear setbacks above the preferred maximum street wall height

131. The ACZ1 seeks a preferred 4.5 metre side and rear setback above the street wall height. As discussed above the requirement for setbacks above the street wall from each frontage (Little Ryrie Street and Goodall Lane) is 6 metres. Therefore, this requirement relates primarily to the upper-level setbacks from the east and west (side) boundaries which are currently proposed at 3 metres for Levels 05 and 06 from the west boundary and 1.1 metres from the east boundary.

132. The Council's recommended conditions including requiring side setbacks of at least 4.5 metres above the 16 metres street wall height in accordance with the ACZ1 requirements to avoid a rising blank wall of 5 and 7 storeys and ensure equitable development opportunities to adjoining properties. The Council raised concern that the lack of upper-level side and rear proposed building setbacks results in excessive building bulk in relation to neighbouring heritage significant dwellings, particularly 3 Little Ryrie Street.
133. Similarly, the Geelong Authority noted the setbacks above the street wall height are less than the preferred minimum, particularly to the east and west. The GA highlighted this significantly undermines quality of the design, adds to building bulk and has a negative impact on the amenity and future development of neighbouring properties.
134. As discussed in the sections above, DTP shares the concerns with the prominence and exposure of party walls to the sites eastern and western interfaces. Visual dominance of exposed party walls within this location has offsite amenity impacts which must be reconsidered. DTP considers that the upper-level setbacks as proposed would not achieve an appropriate built form that complements and supports the preferred character and amenity outcomes for streets and the skyline of Central Geelong as encouraged by the decision guidelines of the ACZ1. Whilst the use of lightweight materials (metal cladding and glazing) assists somewhat in reducing the bulk and prominence of the upper levels, DTP considers the upper-level setbacks, particularly to the east boundary to be inadequate.
135. In response to the abovementioned concerns, the applicant submitted 'discussion plans' demonstrating that the Level 05 and 06 could be setback a minimum of 3 metres from the east boundary (north of the light court) in conjunction with the lowering of the podium to 4 levels (recommended by DTP to be achieved by increasing the setbacks of Level 04 from all boundaries such that the floor plans matches Levels 05 and 06 above) and reduction in floor to-ceiling height to achieve the built form presentation to Little Ryrie Street shown indicatively in the massing diagram at Figure 19.
136. As noted above, the strict application of the 4.5 metre setback requirement to the upper levels from the side and rear boundaries would result in unusable floorplans, which would in turn undermine the strategic objectives of the ACZ1 and relevant planning policies to deliver high quality housing at increased densities in Central Geelong. On this basis, DTP is satisfied that adopting minimum 3 metre setbacks for the upper levels will ensure the building scale, form and setbacks respond to the site constraints and supports the preferred amenity and character of the location by delivering a building envelope that sits more comfortably in its surrounding low scale heritage context.
137. Subject to the recommended conditions discussed above, DTP is satisfied that the development will be consistent with the built form guidelines of the ACZ1 and precinct objectives for the West Village Precinct resulting in a well resolved architectural outcome.

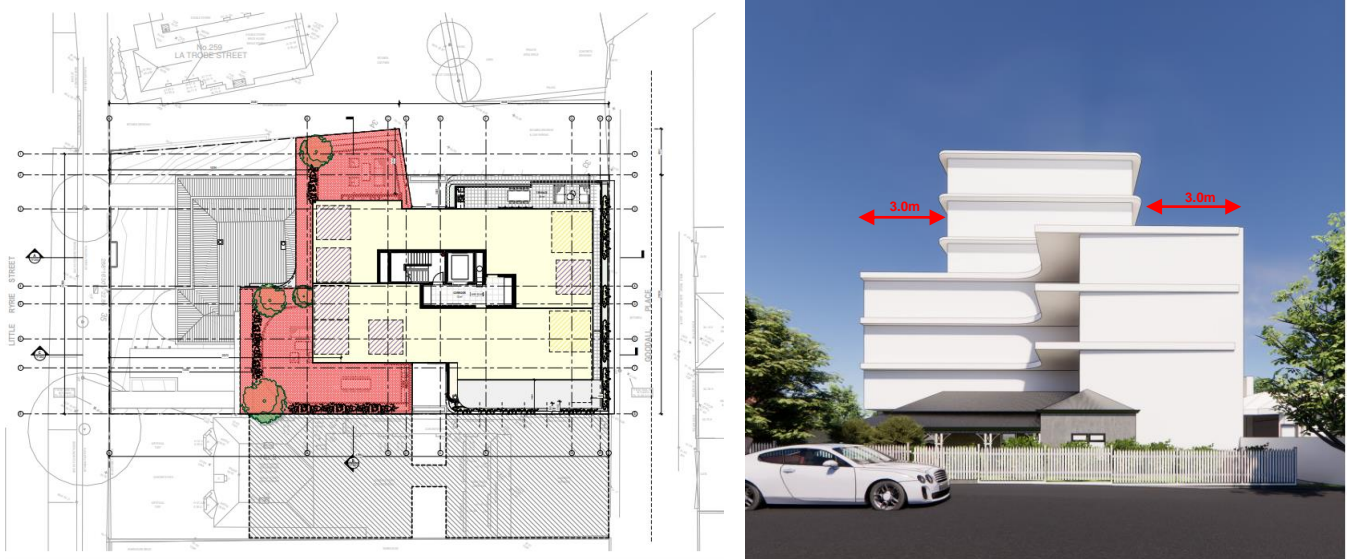


Figure 18 & 19: Discussion plans submitted by applicant showing increased upper-level setbacks and a revised podium height (Source: Cera Stribley Architects)



Design Detail

138. The 'Design Quality and Architecture' requirements of the ACZ1 encourage developments to use materials, colours and finishes that complement the appearance and character of the neighbourhood and street. A response to these (and other relevant) requirements is provided in the table contained in this section.
139. The submitted architectural package prepared by Cera Stribley Architects provides a design response including the architectural statement explaining how the new building has been designed to sensitively respond to the heritage character of the area by utilising similar or abstracted materials, and colours, with a reflection of the heritage roof line, and the use of Corten steel to reflect the historic nature of the site fused with contemporary building techniques (Refer Figure 20 & 21). In addition, the western façade will be restored and partially reconstructed, with the original roofline rebuilt emphasising the heritage house's original orientation.
140. Further, the architect noted that abstracting the form of the heritage roof line a subtle reference has been created in the splitting of the slab edges as shown in the images below and the textured pattern on the concrete boundary walls create visual interest to the side elevations (Refer Figure 22).



Figure 20, 21 & 22: Conceptual images showing the Corten Steel planters, Split-slab and Textured concrete boundary walls (Source: Cera Stribley Architects)

- 01. **CON01**
CONCRETE SMOOTH FINISH
COLOUR: MID TONE
- 02. **CON02**
CONCRETE BOARD-FORM
COLOUR: CHARCOAL
- 03. **CON04**
CONCRETE SCALLOP
COLOUR: MID TONE MATCH CON01
- 04. **BAL01**
METAL BALUSTRADE RAILING
COLOUR: BROWN FINISH
- 05. **MET01**
METAL ACCENTS
COLOUR: BRONZE
- 06. **GL02**
GLASS BRICK
- 07. **GL01**
ALUMINIUM FRAME WINDOW
CLEAR GLAZING
COLOUR: BRONZE
- 08. **GL02**
ALUMINIUM FRAME WINDOW
FLUTED GLASS
- 09. **SC01**
PERFORATED SCREEN
NICHE 10015 OPEN AREA 51%
COLOUR: MID TONE MATCH CON01
- 10. **RN01**
RENDER
COLOUR: DARK GREY



Figure 23: Schedule of colours and materials (Source: Cera Stribley Architects)

141. Clause 15.01-1L-01 (Development in activity centres) applies to all buildings and works applications in activity centres across Greater Geelong. This policy includes the following strategies:



- *Ensure blank walls and loading bays are not adjacent to sensitive land uses and key vehicle and pedestrian accessways to a centre.*
- *Ensure illuminated signage does not impact on sensitive land uses.*
- *Ensure new development provides visually interesting and active street frontages where buildings abut the street or a public space.*
- *Encourage car parking areas to be located to the side or rear of a centre.*
- *Ensure car parking areas do not visually dominate the front setback area of a centre by providing landscaping including canopy trees.*
- *Ensure there are safe and convenient pedestrian connections from car parking areas and the surrounding footpath network to the entrance(s) of a centre.*

142. Design Quality and Architecture under the ACZ1 states that buildings and works should be designed in accordance with the requirements in Table 6. As assessment of the proposed development against the requirements of Table 6 is provided below:

<p><i>Address and entrances - Use high-quality architectural and landscape design to emphasise primary entrances</i></p>	<p>Supported</p> <p>The building uses high-quality architectural materials such as detailed concrete, corrugated steel planters and landscape design to emphasise entrances.</p> <p>The building references the heritage forms of the existing dwelling and provides a landscaped front setback, retaining the existing entry to emphasise the main entrance to the new building which is clearly visible from Little Ryrie Street.</p>
<p><i>Heritage - Conserve the integrity of the heritage values, attributes, character, and three-dimensional form of an on-site heritage building or place.</i></p>	<p>Supported</p> <p>The development conserves the heritage values, character and original 1850's form of the heritage dwelling. The addition to the rear is designed to 'wrap' the original dwelling, without overwhelming it, or detracting from the valued characteristics of the place. The proposed new building is generously setback from Little Ryrie Street and the massing is focused towards the rear of the site.</p> <p>The extraction of room forms is reflected in the slab articulation to provide a contemporary interpretation of the characterises of the existing heritage dwelling.</p>
<p><i>Materials and finishes - Use low reflective materials and finishes to all frontages. Use materials, colours, and finishes that complement the appearance and character of the neighbourhood and street.</i></p>	<p>Supported</p> <p>The materials on the street frontage use concrete, steel and clear glazing which do not involve highly reflective materials.</p> <p>The materials of the upper floors represent the passing of time through a Corten steel. This references an aged yet contemporary appearance to reflect the historic nature of the site.</p>
<p><i>Podium - Corner sites should achieve a high-quality design outcome and address both street frontages with either door openings or street level windows.</i></p>	<p>Supported</p> <p>The site is not located on a corner and the building mass does not exceed 45 metres.</p> <p>The balconies and balustrades do not exceed the street wall and building façade as the facade is significantly set back from the street. The rear balconies do not extend past the rear property boundary however planters at the upper levels extend across the north boundary and therefore a condition is recommended to ensure the building is wholly contained within the boundaries of the site.</p> <p>The existing verandah of the heritage house has been retained. No</p>



<p><i>Above the podium - The design of upper levels of buildings should render them distinctly different to lower levels through variations in form, openings, and the use of a variety of materials and colours. Ensure all visible sides of a building are fully designed and include variations in form, materials, openings and colour.</i></p>	<p>significant awnings have been introduced, however the overhang above the front entrance matches the height of the heritage roof.</p> <p>The design of the ground floor to level 04 includes variation through a predominant horizontal design which includes large openings for planters and terraces. The facade for level 5 and 6 include further variation as they are set back with larger landscaped terraces and predominantly use metal.</p> <p>The upper floors of the building are predominantly glazed on the north and south boundaries. This provides views to Corio Bay on the northern boundary.</p> <p>The building varies in form as the street facing boundaries of Little Ryrie and Goodall Place are open, while the east and west walls include a detailed wall on boundary.</p> <p>Where boundary walls are located, the walls are designed to be a fluted concrete to create visual interest and avoid a blank wall design.</p> <p>The design does not include an accessible roof top - however the services on the roof are recessed and screened so they are not visible from the street.</p> <p>The upper levels, particularly level 5 include large open terraces and patios with surrounding landscaping.</p>
<p><i>Rooftop equipment - Site and design roof top mechanical equipment such as plant rooms, lift overruns, solar collectors and other such equipment to: - be no more than 3.6 metres above the preferred maximum building height - occupy no more than 50% of the roof area - be stepped back on all sides, no less than 3 metres from the edge of the building and - be screened from view.</i></p>	<p>Supported</p> <p>The roof top mechanical equipment is concealed within screening, this has been set back more than 3m from the roof on the north, south and western facing facade. The eastern facade includes a 5.2m setback from the boundary. The screening is not visible from a street perspective.</p>

143. DTP's Urban Design team advised that the architectural response by Cera Stribley Architects was a positive aspect of the proposed development. The Urban designers reiterated that there were several successful components of the proposal, including the applicant's commitment to high-quality materiality and design detail. It was acknowledged that the applicant has undertaken a rigorous heritage roof profile analysis which seeks to understand the form of the existing heritage building on site. This is later abstracted to form the design response on the site and the rationalisation of proportions and materials used for upper form balustrades. Further, the use of unfinished steel and aged patina elements has been derived directly from heritage studies, which is a supported and justified design move.
144. The Geelong Authority also acknowledged with regard to the design and façade treatment that the design with its materials, landscaping, recessed upper levels and curved form including balconies, did appear to provide an attractive and high-quality outcome and would make a positive contribution to the street.
145. It is noted that Council supported the response to the 'Design Quality and Architecture' requirements under the ACZ1 stating that the high-quality materials and finishes are fully supported.
146. DTP is also supportive of the architectural design and materials response (as discussed above) and agrees that the proposed materiality (as shown in Figures 20-23 above) is of high quality and provides visual interest across each façade and interface for this location. The upper levels of the development present as lightweight through a variation in materials (glazing and metal accents) which visually distinguishes them from the more robust concrete finish of the lower levels. All requirements for siting and design of roof top mechanical equipment outlined above are met.

Heritage

147. The site is affected by the Heritage Overlay 973 (HO973) which describes the heritage place as ‘*Wesleyan Minister’s Residence (former), now Residence*’ which applies to the existing single storey dwelling. The original 1850s part of the dwelling is proposed to be retained with partial reconstruction of the original roofline to highlight its original orientation (to the west). The 1950’s addition at the rear, is proposed to be removed and submitted by the applicant to be an unsympathetic modification. Refer Figure 24 & 25 below.
148. The purpose of the HO973 is (as relevant):
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To conserve and enhance heritage places of natural or cultural significance.*
 - *To conserve and enhance those elements which contribute to the significance of heritage places.*
 - *To ensure that development does not adversely affect the significance of heritage places.*
149. The decision guidelines under the HO973 include (in summary), the MPS and PPF, the significant of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place, any applicable heritage statement or decision guideline, whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place or is in keeping with the character and appearance of adjacent buildings and the heritage place and whether the demolition, removal or external alteration or proposed works will adversely affect the significance, character or appearance of the heritage place.
150. The ‘Design Quality and Architecture’ section under the ACZ1 outlines further preferred heritage requirements which should be met by development. A response is provided at Paragraph 142 above.

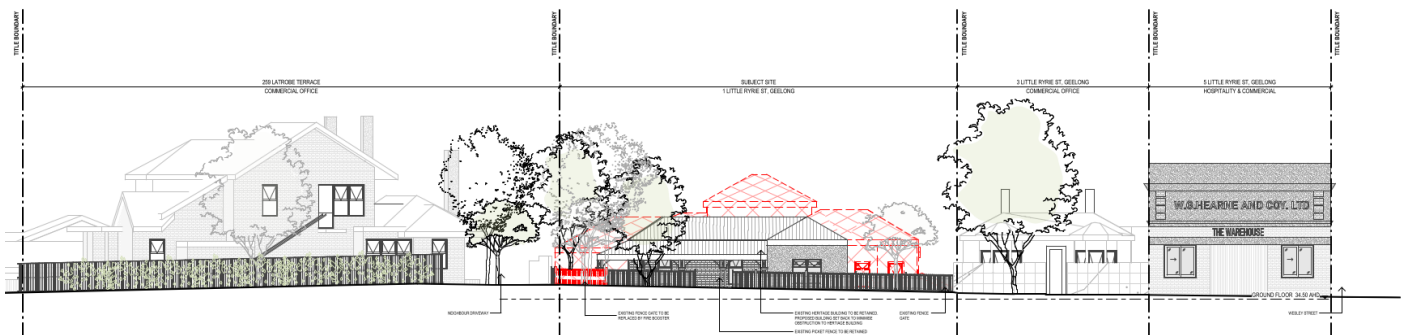


Figure 24: Streetscape Plan showing parts of the existing dwelling to be retained and demolished (Source: Cera Stribley Architects)

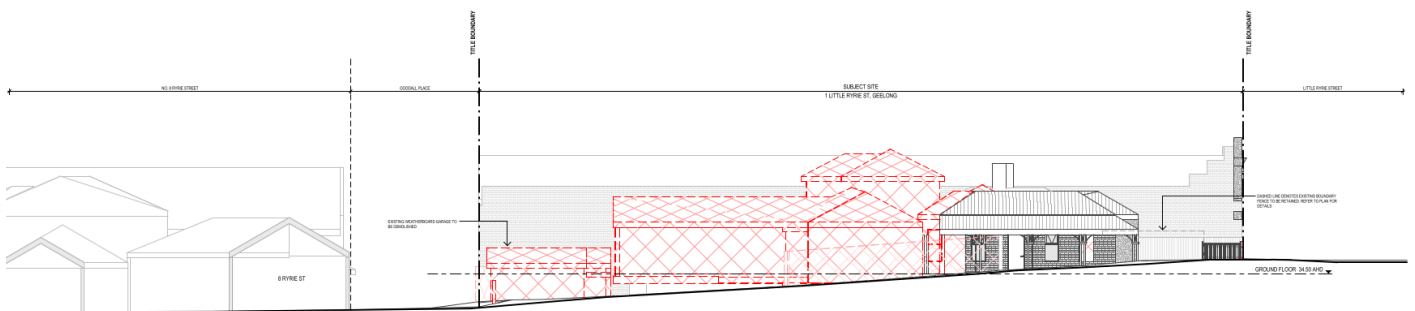


Figure 25: West elevation showing parts of the existing dwelling to be retained and demolished (Source: Cera Stribley Architects)

Significance

151. The significance of the former Mission House (lately known as 'Avona') at 1 Little Ryrie Street is given in the statement of significance in the City of Geelong Urban Conservation Study (vol. 4, 1991) as follows:

Historically, probably Geelong's oldest Wesleyan ministers residence and the only indication that this two-acre grant was once intended for church use. It is also among the city's oldest houses. Architecturally, indicative of its two early construction periods, the house has valuable verandah detailing and represents well a house type now uncommon in Geelong city (medium sized, brick detached villa, single-storey of the 1850s or earlier); one comparison being the Willis house at 242 Ryrie Street (1850).

152. Figure 26 below shows the Former Mission House, 1 Little Ryrie Street, and neighbouring dwelling, 3 Little Ryrie Street, viewed from the Matthew Flinders School tower, 1879 (Source: Geelong Heritage Centre).

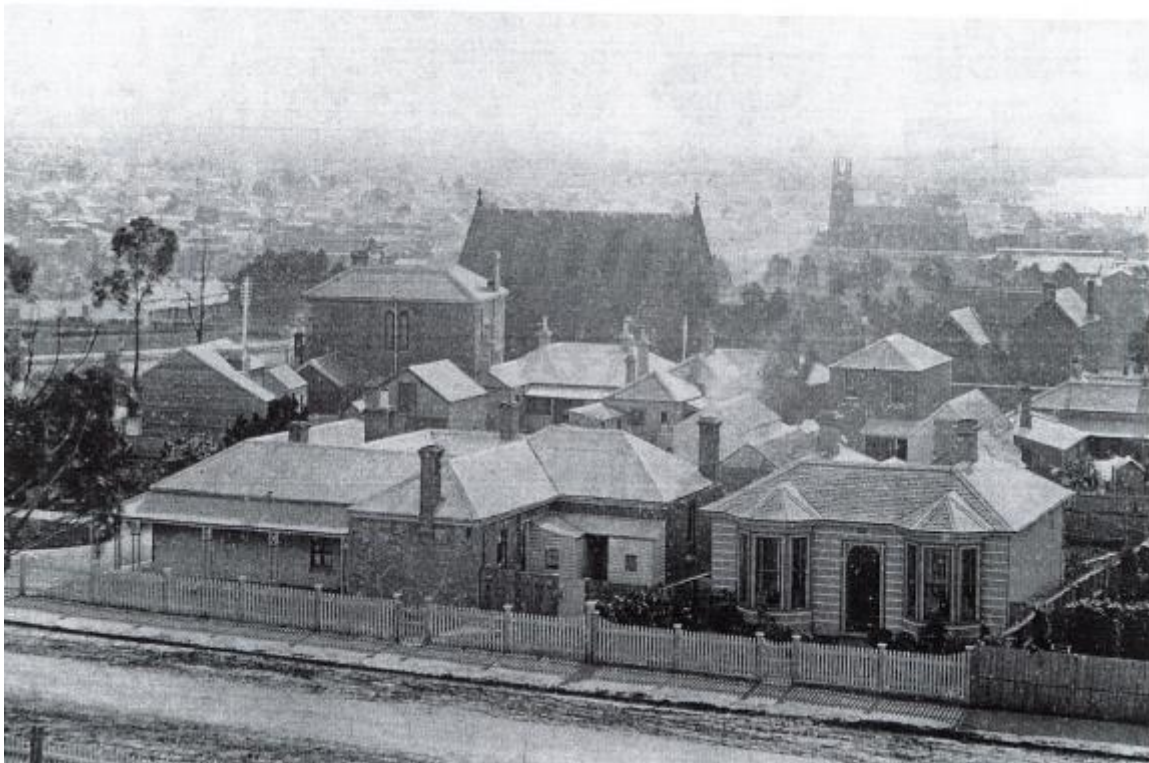


Figure 26: 'Former Mission House', 1 Little Ryrie Street, and neighbouring dwelling, 3 Little Ryrie Street, viewed from the Matthew Flinders School tower, 1879 (Source: Geelong Heritage Centre).

153. The applicant submitted a Heritage Impact Statement (HIS) prepared by John Briggs Architect and Conservation Consultant dated September 2023 (amended 14 February 2024 in response to comments from Council's Heritage Advisor).
154. Council's Heritage Advisor undertook a detailed reviewed of the proposed development as detailed in the original application (received by DTP on 5 December 2023) and as amended in the decision plans which form the basis of this assessment. The following comments were made in relation to the Significance of the Heritage Place and Streetscape Context (summarised):
- *The former Mission House is therefore the only known surviving example of a single storey mid Victorian dwelling built in the 1850s in the central Geelong area.*
 - *The former Mission House was considered to have a high level of significance notwithstanding that its original front garden setting to Latrobe Terrace had been subdivided and the existing two storey interwar dwelling, 'Carlyon' constructed (addressed as 259 Latrobe Terrace).*



- *An appreciation of the original and early design of the dwelling is clearly derived from the public realm, and it is from these views that influenced the original heritage assessment in the City of Geelong Urban Conservation Study.*
- *The submitted heritage impact statement is in error in identifying the former Mission House as having contributory significance. The Victorian Heritage Database clearly ascribes the level of significance as being 'A Listed – State Significance', reflecting Volume 5 of the City of Geelong Urban Conservation Study.*
- *The hipped roofed additions on the east side of the dwelling (shown in the photograph of 1879) were constructed between 1854 and 1857-58. While modest alterations and additions appear to have been carried out by c.1912, including infilling of the northern portion of the verandah...it seems that single storey additions were constructed at the rear (north) by 1936.*
- *The former Mission House at 1 Little Ryrie Street forms part of a small enclave of one and two storey dwellings at 3 Little Ryrie Street and 259 Latrobe Terrace. There is an interwar era single storey brick warehouse at 5 Little Ryrie Street that has historical associations with Hearne's Druggists (the main building fronts Ryrie Street). This warehouse at 5 Little Ryrie Street is not included in a heritage overlay.*
- *Of particular relevance is the former dwelling at 3 Little Ryrie Street. According to the City of Geelong Urban Conservation Study, this Victorian Italianate timber dwelling was built in 1872-73 and has local significance (see volumes 4 and 5). It is a physical legacy of the further subdivision of Wesleyan property.*
- *As previously outlined, the former dwelling – 'Carlyon' - at 259 Latrobe Terrace is included in a heritage overlay as an example of a substantial interwar Bungalow designed by the prolific Geelong architects, Laird and Buchan in 1921 (with later additions in 1929) (see the Geelong City 'C' Citations Study 2002).*
- *Like the other dwellings in this area and identified by individual heritage overlays (mainly fronting Ryrie Street), the evolution derives from one and two storey residential development that continues to reflect their originally-intended outward appearance even if most are now used for commercial purposes.*

Partial Demolition

155. DTP understands that the proposed partial demolition involves the removal of the one and two storey additions to the original dwelling, and a portion of the early hipped roofed addition on the east side. The demolition also involves the removal of rear outbuilding, part of the front fence and rear fencing/gates.
156. Council's Heritage Advisor advised that no adverse effect on the significance of the heritage place should result from the removal of the rear one and two storey additions given that they have been introduced and do not represent significant fabric as outlined in the *City of Greater Geelong Urban Conservation Study*. There will be some adverse effect on the significance of the heritage place resulting from the removal of the eastern-most hipped wing because this represents significant fabric as part of the early additions of the 1850s. No adverse effect will result from the removal of the rear outbuilding and fencing as they do not represent significant fabric.
157. The submitted HIS stated that the extent of demolition as proposed is limited to the rear north-east addition that has been altered in the interwar period, and whilst having some contributory value, is in detail unremarkable secondary Victorian fabric. It was therefore considered by the HIS that this section of the building could be demolished to facilitate the new development without notable loss to appreciation or understanding of the heritage significance of the place. DTP agrees with this position.
158. Furthermore, the advisor noted in relation to the front fence and gate, the demolition elevation drawing shows the removal of the west end to allow for a fire booster. Details of the fire booster will be required by a recommended condition to ensure the booster cupboard integrates with the remainder of the existing front fence to be retained.
159. Lastly, the advisor noted there is potential for some adverse effect on the significance of the heritage place if the underground brick tank – which was uncovered in the late 1990s and reputedly bridged over, is removed as part of the substantial excavation of the site. Notes are recommended to address this matter.



Proposed additions and alterations

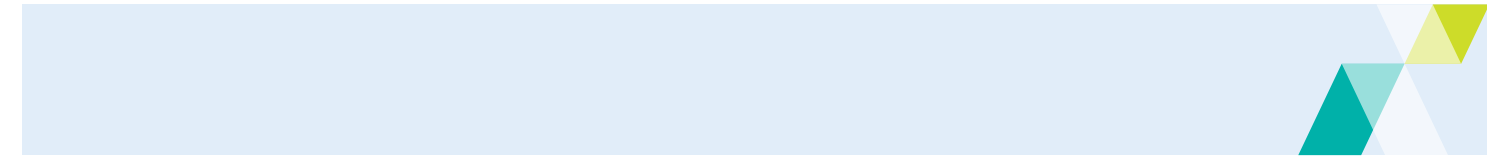
160. Council's Heritage Advisor made several comments in relation to the new apartment building addition at the rear and alterations to the retained heritage dwelling which are summarised in the paragraphs below. The Heritage Advisor highlighted a key critical issue was the potential competing outcomes between the purpose of the HO at Clause 43.01 (and Clause 15.03-1 and Heritage and Design Guidelines), and the Central Geelong Framework Plan and ACZ1. In this regard, DTP is satisfied that an appropriate balance between these competing policy objectives has been achieved by the proposed development.
161. The existing verandah on the west elevation is proposed to be extended further northwards. The advisor noted that no adverse effect on the significance of the heritage place should result from this alteration however the proposed materials and finishes should be shown on the plans. This is a minor element that has the potential to enhance an understanding of the original design when within the site. DTP agrees with this position.
162. The advisor highlighted the design response which includes the seven-storey apartment building proposed above the rear portion of the existing original and early single storey dwelling, projecting over and beside it on the east side. Further, it was highlighted that the development has been designed as two masses, the higher mass being to the north. The advisor recognised that both masses are articulated with curved corners and fascia and balustrade details abstractly drawn from the eaves of the existing dwelling. The two principal masses that are to be constructed of smooth finish concrete (of unknown mid tone colour), charcoal board-form concrete and a mid tone charcoal concrete with scallop pattern. Other construction materials include metal balustrade rails, glass bricks, bronze metal accents, aluminium framed windows and doors, perforated metal screens.
163. The advisor argued that significance of this and the neighbouring heritage places relies (in part) on the retention of their integrity, but also the spaces and views to them, and that they are not overwhelmed by new development. While this proposal might seek to conserve most of the former Mission House at 1 Little Ryrie Street, the advisor stated it will not enhance it and therefore not meet the purpose of the heritage overlay despite the rationale given in the HIS.
164. The existing former Mission House is a modest, single storey mid-19th century dwelling of state significance (under the heritage overlay) and neighbouring it is another single storey Victorian dwelling at 3 Little Ryrie Street of local significance. There is a more substantial two storey interwar dwelling of local significance at 259 Latrobe Terrace. Although these dwellings might not function for commercial purposes, the outward appearance is largely as either originally intended, or altered at an early time.
165. The advisor submitted that proposed development will visually overwhelm and overshadow the existing dwelling as well as the immediately neighbouring dwellings (particular 3 Little Ryrie Street). As noted above, it was recognised that particular design details have been inspired by the heritage asset, however it was considered that the development has not provided a considered and well-defined spatial separation between the old and the new in addition to the contextually substantial height and scale. In this regard, the proposal will have an adverse effect on the significance.
166. While there has been some effort to ensure that the new work will be a separate visual entity, it will project above the dwelling and lack any meaningful spatial separation. The reconstruction of the verandah in the northwest corner is one redeeming aspect of this proposal, but overall, is insufficient in ensuring that the existing dwelling will not be crowded and overwhelmed by the new development to the north and the east. The visual prominence will be further exacerbated by the overall development exceeding the preferred maximum building height and that each volume is to extend boundary to boundary.
167. The Heritage Advisor acknowledged that the Central Geelong Framework and ACZ1 give opportunities for substantially greater development than that outlined in '*City of Greater Geelong Heritage and Design Guidelines*'. Ultimately, stating that whilst the proposal might be an innovative architectural response to particular details of the existing heritage fabric, it is not considered to be a sympathetic response given the specific heritage context.



168. In conclusion, the Heritage Advisor made the following recommendations. A response to each of the recommendations is provided in the table below:

<i>Provides meaningful physical separation between the old and the new on the north and east sides and limits any new development hovering above the former Mission House.</i>	DTP agrees with the submitted Heritage Impact Statement that the design of the proposed building addition provides meaningful separation between the original 1850's mission house to be retained and the contemporary design of the proposed development. The addition has been designed to 'wrap' the north and east sides of the part of the existing dwelling being retained so as not to overwhelm or unreasonably reduce the prominence of the heritage place.
<i>Articulates the side (east and west) wall planes so that greater regard is given to the scale and context of this heritage site and immediately neighbouring sites. This therefore includes setting in upper floors behind the roof height of the existing dwelling</i>	DTP agrees with this recommendation in principle and recommends changes to the height of the podium and setbacks at the remaining upper levels to ensure the new development sits more comfortably in its surrounding low scale, heritage context.
<i>Reduces the overall height of the development so that at the very least it accords with the maximum preferred building height as outlined in Schedule 1 of the ACZ (noting that this will still likely result a visually prominent development in relation to the former Mission House and immediately neighbouring significant buildings).</i>	DTP agrees with this recommendation in principle and recommends reduction in the overall height of the proposed building by reducing floor-to-ceiling heights and dropping the height of the podium / street wall (by increasing setbacks at Level 04 to ensure the prominence of the development in relation to the former Mission House and immediately neighbouring significant buildings is acceptable.
<i>For any proposal of this site that involves substantial excavation and construction like this application, a demolition method statement is prepared by a suitably qualified Structural Engineer and submitted for assessment.</i>	DTP agrees with this recommendation and proposes conditions requiring a demolition method statement prepared by a suitably qualified Structural Engineer.
<i>Clarification is given on the apparent discrepancy in the partial demolition of the front fence and gate and installation of a fire booster (with details on the scale and construction of the fire booster also given).</i>	DTP agrees with this recommendation and proposes conditions requiring details of the scale and construction materials for the proposed fire booster to ensure it visually integrates with the remainder of the front fencing proposed to be retained.
<i>Consent is sought from Heritage Victoria for the disturbance or removal of any archaeology 75 years or older on the site (including but not limited the brick water tank).</i>	DTP is satisfied this can be addressed by a note on the approval.
<i>A Conservation Works Assessment of conservation works (including an external painting) of the existing former Mission House is provided prior to the commencement of any proposed development.</i>	DTP is satisfied this can be addressed by a condition of the approval.

169. In contrast to the advice of Council's Heritage Advisor, the Heritage Impact Statement submitted by the applicant argued that the scale of the proposed new built form, positioned at the rear of the heritage house, was acceptable given the encouragement of development at the scale proposed was a reasonable response to the ACZ1. In the context of planning policy anticipating a higher level of development of this scale the introduction of prominent new building forms in juxtaposition with the host heritage entity can be accepted with exercise of discretion, noting other than the removal of a section of altered rear wing there will be no adverse impact upon the house itself or upon its visibly from the public domain. DTP agrees with this position.

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170. The HIS stated that the critical issue is retaining the perception that the heritage entity is prominently experienced from the public realm as a discrete entity notwithstanding notable change anticipated to the setting. The relevant objectives under the ACZ1 were highlighted including *'Maintain and protect the prominence of heritage buildings within an evolving character'*, *'To ensure development responds sympathetically and innovatively to heritage places'* and *'Integrate the existing heritage character into the podium through high-quality, contemporary design cues'*.
171. Having regard to the objectives above, the HIS stated with respect to the test of retention of integrity, the proposed addition of the apartment building at the rear, located snugly to the side and part of the rear of the host house, would not present the house as less than a whole building entity. The three-dimensional form of the house is retained and can be seen to be respected. It was noted that whilst this is the first taller development proposal in this area, taller building height is anticipated by the ACZ1.
172. The HIS agreed with Council's Heritage Advisor that the tests may be whether a heritage host is 'overwhelmed' or 'dominated' by development that is a 'guest' within a Heritage Overlay context. It was noted however that there is the equally important lower benchmark of whether a proper and reasonable 'appreciation' of the heritage entity may be disrupted or diminished by a new prominent building presence in the setting of the particular Heritage Overlay in an area in which higher density development is anticipated. Whilst the HIS agreed that the proposed development will be visually prominent, it is also reasonable to accept that the host building as a separate and distinct entity will remain entirely appreciable as an individual house having heritage significance.
173. The proposed design is evidently responsive to the existing house, which retains its principal roof and original extent as viewed from the public domain. The close juxtaposition of the tower against the side and part of the rear of the heritage house will be evident. Whilst the new larger presence may appear to some as visually distracting, the heritage significance of the house itself will not be directly impacted. The rear portion of the which will occupy the main addition, as well as the area of early and recent additions that are proposed for demolition, do not make any essential contribution to the appreciation or understanding of the heritage house itself.
174. DTP agrees with the HIS that there are precedents where visually prominent towers have been approved abutting heritage buildings located on separated properties in an urban context. In this case a modern building with evident visual presence is proposed to the rear of the host heritage house away from the primary frontage against which the existing heritage building at 3 Little Ryrie Street has parallel alignment. DTP is satisfied that the new building will be as distinct from the heritage house as if it was on an abutting property having a separate street address.
175. The HIS states that the heritage significance of the adjoining heritage place, would not be diminished by the proposed development. The heritage place at 3 Little Ryrie Street is an individual heritage place that has heritage significance independent of, and distinct from, both the subject property and the warehouse at 12 Wesley Street. The Warehouse is built to the property frontage some 9 metres forward of the front of the house at no. 3 and has no responsive visual relationship with that neighbour. The subject house has its rear to the neighbour at 3 Little Ryrie Street and given the support for higher density development, the set back of the new building presence a depth of 3.3 metres, or a shallow rooms depth beyond the frontage of the house next door can be seen to be acceptable. The new prominent presence on the adjoining land will be evident but will be seen as separate and distinct from the individual heritage place at 5 Little Ryrie Street.
176. In summary, DTP agrees with the conclusions of the HIS that the proposed additions will not disrupt appreciation of either the host heritage house or its adjoining neighbours and will not undermine appreciation of the heritage significance of the house itself which will continue to be seen as a distinct entity. The prominent change to the low scale heritage context is considered acceptable, on balance, within the discretion available under the planning scheme when balanced against other competing planning requirements such as the Heritage Overlay.



Public Realm

Ground Level Activation / Building program

177. The primary pedestrian entry to the site from Little Ryrie Street is being retained, resulting in a strong sense of address which is clearly identifiable from the frontage by virtue of the retention of the original portion of the existing heritage dwelling.
178. Both indoor and outdoor communal spaces have been provided to increase useability in different seasonal and weather conditions. The communal dining hall and kitchen located at entrance of the building is a gathering space for residents, provides social opportunities and a connection to the heritage components of the building. The dining hall also directly opens to the outdoor area, allowing residents to use the space for multiple purposes and extends use of recreation spaces through the colder seasons. South-facing apartments offer passive surveillance over Little Ryrie Street and the outdoor communal space area.
179. Activation of Goodall Lane at the rear of the site will also be created as a result of the development. Upper levels include balconies and clear glazed habitable room windows orientated to the laneway which contributes to a sense of surveillance and activation and make best use of the northern orientation. The provision of the vehicle access from Goodall Lane at the rear of the site ensures a high level of amenity to the frontage, which is consistent with the objective within Clause 15.01-1L-01: Development in activity centres which seeks to *'encourages car parking areas to be located to the side or rear of a centre'*.
180. In terms of the proposed residential use and absence of a commercial activity component, considering the position of the site within the ACZ1 (at the western edge), DTP is satisfied it is appropriate (in this instance) to not include a commercial use as part of the development. Whilst the surrounding context comprises commercial uses interspersed with the primary residential character, the western end of Little Ryrie Street is currently devoid of commercial (shop front) activity at ground levels, and DTP is satisfied there is need to require such a provision within this development.
181. Overall, DTP is satisfied the development responds to the ACZ1 requirements for activation by orientating dwellings towards the primary frontage of Little Ryrie Street and secondary frontage to Goodall Lane and include balconies and operable windows to provide opportunities for passive surveillance.

Amenity and Microclimate

Amenity Impacts (internal and offsite)

182. West Village Precinct guidelines under the ACZ1 encourage developments to respect the existing urban character and residential setting and to ensure development that directly abuts land within a residential zone is setback and managed to reduce its impact on neighbouring amenity. As noted in this report, adjoining land to the east and west is located in the ACZ1 and properties to the north on the opposite side of Goodall Lane are also located within the ACZ1. Existing conditions vary for the neighbouring properties, with the predominant use being residential, although the corner site to the west is used for commercial purposes. In this predominantly residential context, amenity concerns typically relate to visual bulk from new built form, overlooking, overshadowing and noise impacts (as discussed in the following sections of this report).

Overlooking

183. Although, the requirements of Clause 55.04-6 (Standard B22 – Overlooking objective) do not apply in this application, Standard B22 provides useful guidance in considering the reasonability of overlooking into neighbouring properties used for residential purposes. Standard B22 seeks to limit overlooking within a 9-metre distance from new habitable room windows and open space areas to established habitable room windows and open space areas.

184. It is noted that the precinct guidelines in relation to amenity do not specifically apply to the existing dwellings to the North at 8-10, 12 and 15 Ryrie Street (as they are located not in a residential zone) however the general built form guidelines under the ACZ1 seek to support preferred amenity and character of each precinct.
185. The sections provided in the architectural plans show there is potential for overlooking into the rear private open space of residential properties (in the ACZ1) on the opposite side of Goodall Lane to the north of the site. Potential overlooking is primarily from the north facing terraces and habitable room windows at ground floor and Level 1 as shown in Figure 28 below. The overlooking diagrams shows that views up to 9 metres will not extend into the rear private open space areas of properties to the north and using a Standard B22 'test' would not cause unreasonable loss of amenity due to overlooking. It is also noted that the rear areas of these properties is used (in part) for car parking with parking structures facing Goodall Lane. On this basis, DTP is satisfied that the amenity of these properties will not be unreasonably impacted by the proposed development.

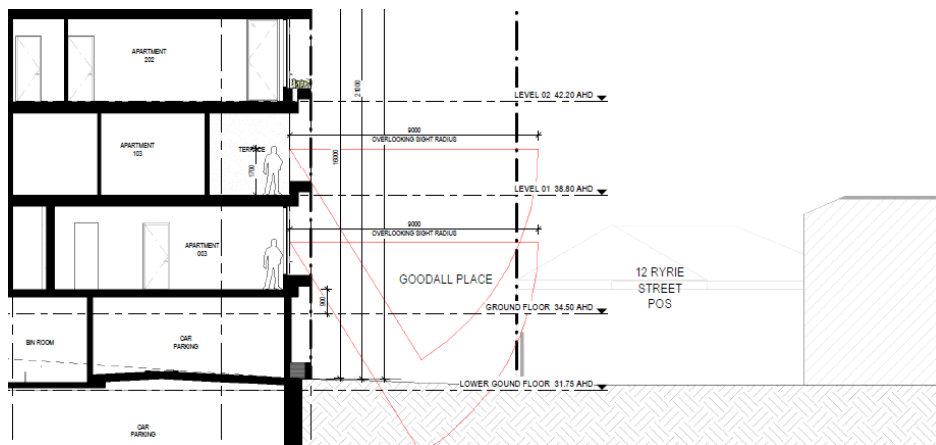


Figure 28: Overlooking diagram from north facing apartments at lower levels (Source: Cera Stribley Architects)

Overshadowing

186. The ACZ1 seeks to protect the amenity of public spaces including open space and key pedestrian routes. Accordingly, the requirements of Clause 55.04-5 (Standard B21 - Overshadowing), do not specifically apply in this application. There are no areas of protected existing and proposed open space that will be impacted by the proposed development and based on the north / south orientation of the site, the majority of shadows fall across the front of the site, extending onto Little Ryrie Street and adjoining properties to the east and west.
187. Table 9 under the ACZ1 states that 'A permit cannot be granted for buildings and works which would cast any additional shadow across a space listed within Table 9...'. In this instance, no additional overshadowing to the south footpath of Little Ryrie Street measured 6 metres from the property boundary can occur between 11am – 2pm on the 22 September. Based on review of the shadow analysis submitted as part of architectural package by Cera Stribley Architects and testing in DTP's 3D model, it is considered that this requirement would be easily met.
188. Shadows from the proposed building at the rear of the retained heritage dwelling primarily fall across adjoining properties to the east and west as shown in the shadow diagrams provided in the architectural plans. Shadows to the west primarily fall across the driveway and car parking area at the rear of the property at 259 La Trobe Terrace (Prince Highway) which is currently used for commercial purposes and therefore are acceptable. Shadows cast across the rear private open space of the dwelling at 257 La Trobe Terrace (Prince Highway) do not extend beyond the shadows cast by the existing fence line.
189. The shadows cast to the east on 22 September, primarily fall across 3 Little Ryrie Street between 12pm – 3pm. This property is currently occupied by a single storey heritage dwelling with double storey extension and car parking at the rear. There are several existing windows facing the shared boundary with the subject site however there does not appear to be any existing private open space for this dwelling. Having regard for the existing conditions at 3 Little Ryrie Street and the ACZ1 controls, it is considered that the extent of shadowing to the east is acceptable in this instance (also noting the existing building at 12 Wesley Street occupies the entire site).



190. On this basis, offsite shadow impacts are considered acceptable because increased overshadowing can be reasonably expected within the ACZ1 controls and reduction in sunlight to the neighbouring properties is not unreasonable given the existing and conditions and their location within an area identified for substantial change.

Wind

191. The ACZ1 seeks to ensure that new residential buildings provide appropriate noise attenuation and suppression techniques as well encourage wind mitigation features in order to protect internal and external amenity. Table 10 in the ACZ1 outlines the wind effects requirements.

Wind condition	Requirement
Comfortable wind conditions	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none">3 metres per second for sitting areas,4 metres per second for standing areas,5 metres per second for walking areas.
Unsafe wind conditions	Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.

192. A Pedestrian Wind Assessment (prepared by Mel Consultants dated 7 August 2023) was submitted in support of the application. The report recommends the following wind comfort criteria:

- Little Ryrie Street / Goodall Lane – Walking
- Building Entrances – Standing
- Outdoor Terraces/Courtyards – Walking

193. The wind conditions on outdoor terraces have been recommended to satisfy the walking criterion as these terraces could be considered elective when external conditions would be perceived as acceptable for the desired activity.

194. It has been assessed that the wind conditions in the streetscapes surrounding the proposed Development would be expected to satisfy the walking comfort criterion at a minimum, with locations away from building corners satisfying the standing comfort criterion. The wind conditions outside the main and private entrances into the building, on the south side of the Development, would be expected to satisfy the recommended standing comfort criterion for building entrances as they have been recessed. The wind conditions in the courtyards, communal open spaces and private terraces would be expected to satisfy the standing comfort criterion.

195. The report states that all locations on and around the proposed development would be expected to satisfy the safety criterion. DTP agrees that the development has incorporated several design features and wind mitigating strategies, however notes that the wind report is based on a previous iteration of the design, and therefore the report should be updated to reflect the ultimate design recommended for approval. The report should also confirm that the wind impacts from the site have been assessment against the provisions of Clause 4.4 to ACZ1 and Clause 58.04-4 (Wind impacts objective).

196. Subject to the report being updated to address the above matters, DTP is satisfied that wind conditions around the development will meet the requirements of the ACZ1. Conditions are recommended to ensure the architectural plans are updated to include the design recommendations of the report



Clause 58 (Apartment Developments)

197. Clause 58 encourages apartment development that provides reasonable standards of amenity for existing and new residents and supports apartment developments that are responsive to the site and the surrounding area.
198. Building siting, design, offsite amenity and other considerations are principally directed by the ACZ1 and other local policies and are discussed in this report. The development achieved a high level of compliance with the objectives and standards of Clause 58 as detailed in the assessment provides at Appendix 1. Other relevant Clause 58 considerations (variations sought to Standards) are discussed (in part) below.

Urban Context

199. Standard D1 (Urban Context Objectives seeks to ensure the design response is appropriate to the urban context and the site and respects the existing or preferred urban context and respond to the features of the site. DTP's view is the design response in its current form is not considered appropriate to the urban context and the existing conditions of the site and surrounds primarily due to exceedance of preferred building height, setbacks above the preferred street wall height and side and rear setbacks resulting in highly exposed east and west party walls and a built form which would appear highly prominent within its surrounding low scale heritage context. Conditions are recommended to ensure the design responds to the heritage features and constraints of the site and responds to the preferred character for the West Village Precinct as discussed in the 'Built Form' section of this report.

Energy Efficiency

200. The design and layout of the floor plates ensure all habitable rooms have a window to the external wall of the building, avoiding 'secondary areas' as encouraged under Standard D28 (Daylight to new windows objective) which seeks to ensure adequate daylight is provided into new habitable room windows. Notwithstanding, there is concern with solar and daylight access to bedroom windows which rely on the light courts on the east and west sides of the proposed building.
201. The light courts are a consequence of the boundary-to-boundary construction at the side and rear of the site. DTP does not the proposed light-wells in their current form in providing natural light, ventilation, and outlook to habitable rooms on the eastern and western components of the site. Noting the possibility of equitable development to adjacent sites, the inclusion of light wells (particularly when mirrored by equitable development) will result in a poor internal amenity outcome. The proposed layout result in over 20 bedrooms which are reliant upon lightwells for primary outlook. Furthermore, bedrooms within lightwells are impacted by louvres which will further obscure daylight. This outcome does not meet the standard and objective of Clause 58.03-1 (Energy efficiency objectives).
202. To improve sunlight and daylight penetration the applicant prepared 'discussion plans' showing width of the light courts could be increased by 1.0 metre on the east and west side of the building. Whilst not ideal, this is considered an improvement and accordingly DTP recommends a condition to reflect this change on the architectural plans.

Solar access to communal outdoor open space

203. The development provides communal open space in the form of indoor and outdoor areas that meets the recreation and amenity needs to residents. Despite being located at the front of the site and therefore having reduced solar access, the communal open space is accessible, practical, attractive and is integrated with the layout of the development whilst meeting the needs of future residents.
204. As the communal outdoor open space is located on the south side of the building, sunlight is only received between 2-3pm onwards on 21 June. As the majority of the communal open space is located indoor, this will allow for greater climate control and provide shade in warmer weather. Residents may prefer to be indoor during the winter/cooler months, and in warmer months the outdoor areas offers cool shade for residents to enjoy.

Landscaping

205. A variation is sought to Standard D10 (Landscaping Objectives) requires 5% of the site area (999 sqm) or 49.95 sqm be provided for canopy cover and deep soil planting. Refer discussion under 'Landscaping' below.



Building Setbacks

- 206. A variation is sought to Standard D14 (Building Setback Objectives) noting the non-compliance with the preferred setbacks above the street wall and side and rear setbacks under the ACZ1.
- 207. Subject to the recommended conditions as discussed in this report, the podium of the building will closely align with the preferred maximum street wall height of 16 metres, upper level setbacks of the building will appropriately responds to the existing urban context and contribute to the preferred future development of the area and adequate daylight will be received to new dwellings by increasing the size of light courts on the east and west boundaries and providing a high quality outlook to the north towards Corio Bay and south over Little Ryrie Street that creates a reasonable visual connection to the external environment.
- 208. DTP is satisfied that the proposed increase to building setbacks at the upper levels will maintain an appropriate level of internal amenity to meet the needs of residents. Whilst there are some secondary bedrooms which rely on the east and west light courts, requiring screening to some windows to reduce direct views, DTP is satisfied this has been minimised to the extent reasonable given the site constraints.
- 209. The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways is considered appropriate and the impact of overlooking on the amenity of existing and proposed dwellings has been minimised through the building layout.

Building Entry and Circulation

- 210. A minor variation is sought to Standard D19 (Building entry and circulation objectives) for the reason that not all internal corridors have access to a natural light source. Notwithstanding the circulation spaces around the lift core are generous in width and the distance between the lifts and individual apartment entries is modest. The main entry from Little Street is clearly identifiable, weather protected and provides a sense of address to the development.

Functional layout

- 211. A minor variation is sought to Standard 26 (Functional layout objective). All bedrooms comply with the minimum width and minimum depth requirements under Table 11, except for the secondary bedrooms located in Apartment 1 on the ground level within the existing heritage dwelling which do not achieve a minimum dimension of 3 metres (2.9 metres proposed). As the majority of the original walls are proposed to be retained and restored, the bedrooms will be refurbished resulting in a minor variation. DTP agrees with the applicant that the variation is very minor and on balance, remains consistent with the objective. All living areas meet the minimum internal room dimensions in accordance with Table D12.

Landscaping

- 212. The decision plans include indicative landscaping within planters around the perimeter of upper-level balconies and around the communal areas at ground level fronting Little Ryrie Street. Standard D10 (Landscaping Objective) requires 5% of the site area (840 sqm) or 42 sqm be provided for canopy cover and deep soil planting (refer Table 2 below)

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater

- 213. As noted above, the development primarily relies on new planting in the open areas around the front portion of the existing dwelling being retained and low scale landscaping across the elevations and on upper-level balconies to balance with the proposed built form. The 'Urban Greening and cooling' section of the ACZ1 requires:
 - *Roof and vertical gardens in new or refurbished buildings.*



- *Maximise urban greening by providing canopy trees, ground cover, vertical and roof top vegetation.*
- *Encourage buildings to provide a minimum 40 per cent total surface area as green cover.*

214. The total site area is 999sqm which requires 49.95sqm canopy cover and 5% of site area (49.95sqm) for deep soil to comply with Table 2 and Standard D10. The development retains a total of 196sqm of available area for canopy cover and deep soil planting, of which 44sqm is located in communal outdoor open space at the front of the site.
215. This is a minor variation of less than 5sqm and the applicant has indicated that small trees will be provided in planters where possible. The decision plans show indicative locations for landscaping within the front setback for deep soil planting and to a lesser extent in planters on upper-level terraces.
216. The applicants submission states that the site is currently developed with minimal permeability, garden beds and small bushes. DTP acknowledges the existing site conditions however noted the proposed site configuration and building layout (basement and Ground Floor built to boundary at the side and rear) creates challenges in accommodating the deep soil planting area requirements for a large canopy tree in accordance with Standard D10.
217. Council did not raise concerns with the design response to Standard D10, noting a variety of greenery and vegetation is proposed which should be reflected in landscape plan to ensure conceptual planting currently shown on the plans can be realised and maintained.
218. DTP agrees with Council's comments and considers that the landscape response and areas set aside for 'greening' along the frontage and on upper level balconies will provide an improved landscape character and 'softening' of the built form consistent with the strategic setting of the land within the ACZ1 where urban consolidation is expected.
219. Conditions will require detailed landscape plans to be submitted that includes species types, mature and planting heights, maintenance schedules and irrigation strategies. Subject to a detailed landscape plan being provided, DTP is satisfied that adequate visual relief and urban greening will be achieved via deep soil planting within the front setbacks and extensive utilisation of planter boxes across all levels of the building providing a balance between private open space amenity, functional internal layout and landscaping requirements.

Car and Bicycle Parking, Loading, and Other Services

220. The ACZ1 sets out preferred requirements for access, car parking and services. For example, avoiding new vehicle crossovers to Little Ryrie Street, providing car parking below ground, ensuring the height of car parking levels enables future adaptation for other uses and located end of trip facilities at or below ground level. The application is supported by a Transport Impact Assessment prepared by One Mile Grid to respond to these matters.

Access and traffic generation in Goodall Lane

221. As outlined in the One Mile Grid report, resident and visitor car parking for the development will be provided with the lower ground floor level and a further two basement levels, accessed via to Goodall Lane at the rear of the site, providing an overall provision of 40 spaces with access to each parking level provided via a ramp.
222. The connection to Goodall Lane, via Wesley Street will be directly into the car park with a double width access provided. Of the 40 car parking spaces, one parking space (space 14) within the Basement 02 level is proposed with an electric vehicle charging station and will be unallocated for use as a shared space for residents.
223. Goodall Lane is a short laneway generally aligned east-west, running between Wesley Street in the east and terminating approximately 50 metres to the west. Goodall Lane provides rear access to properties fronting Ryrie Street and Little Ryrie Street and generally operates with a single width pavement. A small section at the eastern end allows for on-street loading 9:00am – 5:30pm. The cross-section of Goodall Lane at the frontage of the site is shown in Figure 29 & 30 below



Figure 29 & 30: Existing conditions within Goodall Lane viewed west and east (respectively) (Source: One Mile Grid)

224. Wesley Street is a local road aligned north – south running between Ryrie Street and Little Ryrie Street. Wesley Street operates as a laneway style road offering two-way traffic movements and a small section of on-street loading only (9:00am – 5:30pm). The cross-section of Wesley Street is shown in Figure 31 & 32 below.



Figure 30 & 31: Existing conditions within Wesley Street viewed North and South (respectively) (Source: One Mile Grid)

225. The report states that based on the location of the subject site and excellent access to public transport, it is expected that traffic generation rates will be towards the lower end of the range. The report adopts a daily rate of approximately 6 vehicle movements per day per dwelling, with 10% occurring during the peak hours. Application of the above rates indicates that the 27 dwellings with car parking will generate 162 movements per day, inclusive of 16 vehicle movements during the morning and afternoon peak hours.
226. Furthermore, during the morning peak, it is estimated that 80% of the residential traffic will be outbound, while during the afternoon peak, 60% of the residential traffic will be inbound. Reviewing the volumes, it is noted that a maximum of 16 vehicle movements per hour are expected for any one movement, equivalent to one vehicle trip every four minutes. The report states that this level of traffic is very low and not expected to have an impact on the operation of the surrounding road network. Further, the report notes that traffic volumes along the laneway network of Wesley Street and Goodall Lane are currently low thus allowing for sufficient capacity to accommodate additional movements.
227. In relation to vehicle movements the practical operation of the basement car parking levels, the report at Section 9.3 states the following:



The proposed development includes a one-lane ramp to service the basement car parking areas. As discussed above, it is expected that one vehicle will enter or exit the site nearly every four minutes. In the rare event that two vehicles meeting within the ramp section, the outbound vehicle can wait within the basement car park until the entering vehicle has moved through the ramp. The tidal nature of residential traffic, combined with the low traffic volumes indicates that the one-lane ramp will operate appropriately for the expected traffic volumes. Notwithstanding, to assist with managing potential conflicts between vehicles entering and exiting each car parking level, it is recommended that a convex mirror or warning light be installed on the lower ground floor and both basement levels.

228. Council commented that as the proposed access is via the existing laneway, no new crossover would be required however as access to the development interacts with an existing electricity pole within Goodall Lane, the pole should be undergrounded as part of the development. DTP is satisfied based on the swept path diagrams prepared by One Mile Grid (Figure 32) the existing light pole would not impede vehicle ingress or egress from Goodall Lane.

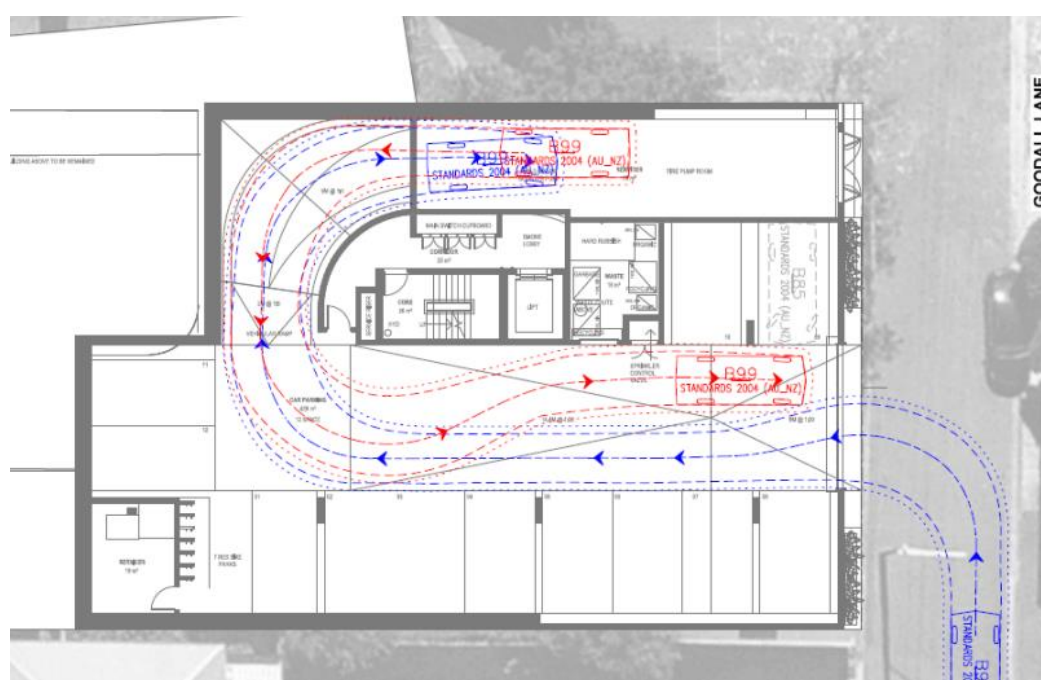


Figure 32: Swept Path Diagram showing entry and exit from the car park (Source: One Mile Grid)

229. DTP is satisfied that traffic generation and access arrangements from Goodall Lane (which is sealed and drained) are acceptable noting the ACZ1 discourages vehicle crossovers along Little Ryrie Street. Conditions are recommended to address concerns raised Council's Engineering Services with the design and layout of the car park including conflict points between vehicles entering and exiting the basement, convex mirror and warning lights, swept paths for car spaces and clearance requirements complying with AS2890.1.

Car Parking

230. The traffic report provides and assessment of the traffic impacts of the proposed development including a Car Parking Demand Assessment which is required for a proposal to reduce or waive any car parking requirements set out at Clause 52.06-5 of the Greater Geelong Planning Scheme.
231. As outlined in the report, the following car parking rates are relevant to the application:



Table 13 Clause 52.06 – Car Parking Requirements

Use	No/Area	Rate	Car Parking Measure	Total
Dwelling	15	1	to each one or two bedroom dwelling, plus	15
	12	2	to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms), plus	24
	27	1	for visitors to every 5 dwellings for developments of 5 or more dwellings	5
Total				44

232. Based on the above calculations, a total of 44 parking spaces are required for the proposed development.
233. The provision of car parking for residents as part of the development (44 car spaces) exceeds the requirements of Clause 52.06 and is considered acceptable.
234. The Clause 52.06-5 requirement for visitor car parking is one space per five dwellings, or 5 spaces for the proposed development. No visitor parking is proposed on-site is proposed and therefore a reduction in the visitor car parking requirement in accordance with Clause 52.06-7 is required. Clause 52.06-7 allows the responsible authority to grant a permit for a reduction in the Clause 52.06-5 requirement subject to a Car Parking Demand Assessment.
235. The One Mile Grid report includes a Car Parking Demand Assessment in support of the proposed waiver of visitor car parking noting the following (in summary):
- *The shortfall of four spaces for visitors can be accommodated in the vicinity of the site within nearby restricted and unrestricted on-street parking. Visitor car parking demands typically peak in the evening and weekend, with lesser demands experienced during the day on weekdays.*
 - *The car parking demand assessment indicates that all resident demands will be accommodated on-site with only a modest visitor shortfall;*
 - *There are opportunities for short term car parking to be accommodated in the area particularly of an evening and weekends when demand for visitor parking peaks; and*
 - *Council policy supports the reduced provision of parking for new developments, noting the positive impacts associated with reduced private motor vehicle reliance.*
236. On this basis, the One Mile Grid report concludes that the waiver of visitor parking is appropriate in this instance. Council did not raise any concerns with the proposed waiver and DTP agrees with the applicant that the visitor parking can be waived for the reasons stated above.

Design Standards for Car Parking

237. The report states that the accessway into the development and associated car parking aisle has a width of 5.8 metres, which can accommodate two-vehicles side by side. Swept paths prepared by One Mile Grid demonstrate two vehicles passing at the site access (one waiting). A minimum height clearance of 2.6 metres is achieved at the lower ground floor entrance.
238. The development does not provide corner splays in accordance with Clause 52.06-9 Design Assessment – Design Standard 1. One Mile Grid notes that the intent of the pedestrian sight line requirement is to provide visibility to pedestrians on the footpath. As the access point has an interface to Goodall Lane where there is no pedestrian path, and furthermore no continuation of the laneway to the west (the laneway terminates), this requirement has less relevance.



239. All car spaces on-site are proposed with a minimum width of 2.8 m, length of 4.9 m and are accessed from aisles of no less than 5.8 m. A number of spaces within each level of car parking requires motorist to ingress and egress via a 1:16 gradient. AS/NZS 2890.1:2004 allows for a maximum gradient of 1:16 where motorists are required to ingress/egress to a parking space. Gradient requirements under Clause 52.06-9 Design Assessment – Design Standard 3 are also satisfied. Therefore, the proposed access conditions of the parking spaces are considered acceptable

Bicycle Facilities

240. Clause 52.34-1 of the Scheme requires bicycle parking facilities for accommodation of bicycles in buildings of 4 or more storeys is one space for each 5 dwellings for residents (8 for the proposal rounded up), plus one space for each 10 dwellings for visitors (4 for the proposal).

Table 11 Clause 52.34 – Bicycle Parking Requirements

Component	No/Area	Requirement	Total
Dwelling	27 dwellings	1 space per 5 dwellings for residents	5
		1 space per 10 dwellings for visitors	3
Total			8

241. The total requirement is 8 spaces. As outlined in the One Mile Grid report it is proposed to provide a total of 27 bicycle parking spaces on-site, comprising 19 spaces for residents and 8 for visitors in the form of 7 vertical spaces provided in the lower ground floor car park for residents, 12 vertical spaces provided in a secure compound on the ground floor for residents; and 8 spaces in double sided horizontal hoops located near the main entrance on the ground floor for visitors.

242. Considering the above, the proposed provision of resident and visitor bicycle parking exceeds the requirements of Clause 42.34 and is therefore considered appropriate. As noted above a bicycle storage room/s to accommodate up to 19 bicycles is proposed in a secure part of the basement car park and secure storage room at ground level.

243. Bicycle parking is proposed to be provided in a mixture of vertically mounted and staggered bicycle racks and on-ground bicycle hoops. The vertical mounted racks have been designed in generally accordance with the Australian Standard and the bicycle hoops have been designed in accordance with the Australian Standard. In addition, the bicycle parking spaces proposed as on-ground hoops exceeds the Australian Standard requirement for 20% of spaces being provided on-ground.

244. The ACZ1 encourage the locating end-of-trip facilities at or below ground level (not applicable to residential developments) and provide pedestrian and cyclist access to and from bicycle parking areas that are clearly visible, well-lit, convenient, and easily accessible from the street or active laneway. In this instance no end-of-trip facilities are required due to the residential nature of the development

Waste collection

245. The ACZ1 requires an application be accompanied by a Waste Management Plan and seeks to provide on-site bin and waste material storage areas which are located at the rear of the site, screened from public view and not impeding pedestrian access.

246. A Waste Management Plan prepared by One Mile Grid (dated 21 August 2023) was submitted with the application. The WMP outlines the proposed waste collection arrangements for the development as follows.

247. It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. Bins for the waste will be stored within a dedicated bin storage room on the lower ground floor level of the development. A chute system will be utilised for garbage. Residents will be responsible for disposing of bagged garbage into the waste chutes located on each floor of the development, or directly into the appropriate bin within the waste storage room for recycling and organics.

248. The building manager will be responsible for rotating bins between the chute termination position to ensure bins do not overflow. The waste collection vehicle, a 6.4 m rear-lift waste collection vehicle (mini-loader), will enter the basement via Goodall Lane and prop adjacent the bin store, from where the bins will be transferred directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection. Swept path diagrams in the traffic report demonstrate access to the basement with a mini loader.

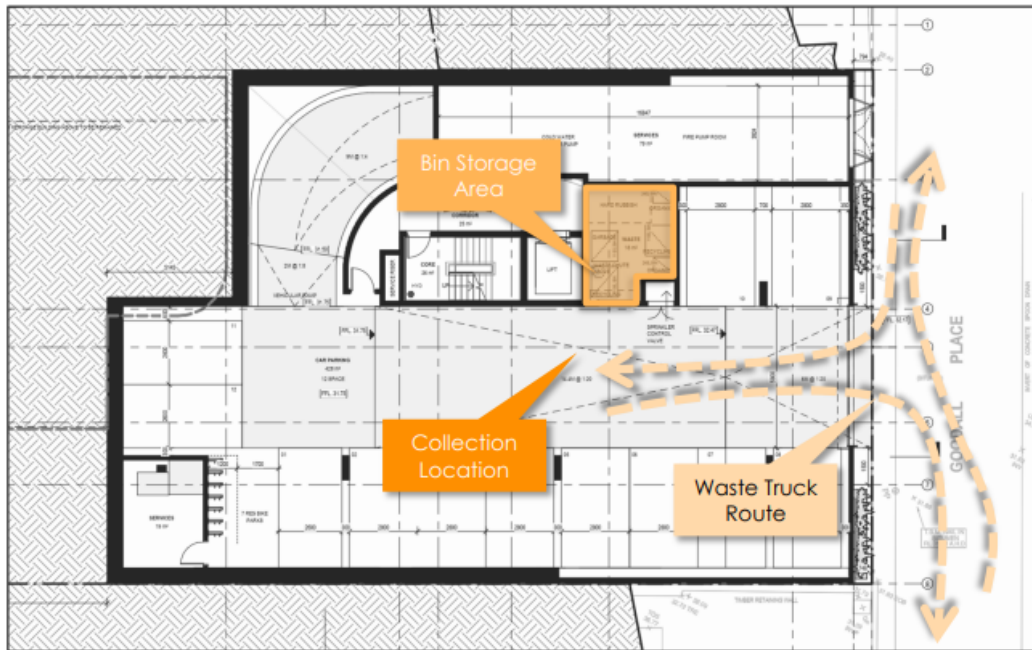


Figure 33: Waste storage and collection arrangements (Source: One Mile Grid)

249. Council advised that the submitted WMP was satisfactory noting that the use of mini loaders to service waste collection requirements is common in the Geelong CBD. Council recommended that the WMP be endorsed under a planning permit (if granted) in addition to requiring a Section 173 agreement be entered into between the Minister as Responsible Authority and the landowner to require that an adjusted Council Residential Waste Service Charge is still payable even though a Private Waste Contractor provides the residential recycling and waste collection services for the development. DTP's view is that this could be reflected in an updated WMP.

Environmental Risks

Noise attenuation

250. The noise guidelines in the ACZ1 state that where new buildings include an accommodation (for example residential) use within 80 metres of the Geelong Railway Station, Geelong Railway Line or Latrobe Terrace, the design response should achieve the following noise attenuation levels: Not greater than 35dB for bedrooms, assessed as an LAeq,8h from 10pm to 6am. Not greater than 40dB for living areas, assessed LAeq,16h from 6am to 10pm. New buildings should incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of land within a General Residential Zone.
251. The site is located within close proximity to a main road (La Trobe Terrace / Princes Highway) and General Residential Zone area further to the west, with Geelong Station to the North. The submitted acoustic assessment prepared by Clarity Acoustics (dated 5 December 2023) provides details of the proposed development, external noise sources in the surrounding area, relevant acoustic criteria and recommended noise controls to achieve the relevant acoustic criteria.

252. Section 5.0 of the report outlines the predictions of external noise levels from traffic on the local road network (considered the dominant noise source), as well as rail noise, and provides predictions of internal noise levels based on the proposed facade sound insulation. Table 4 in the report outlines the highest predicted external noise levels at each facade of the proposed development based on traffic and rail noise measurements:

Table 4 – Predicted external noise levels

Facade	Predicted day-time noise level, dB L _{Aeq, 16 hour}	Predicted night-time noise level, dB L _{Aeq, 8 hour}
West	59	50
North	57	53
East	43	39
South	57	52

253. Noise influence areas from the arterial road and rail line exceeds Table 5 to Standard D16. Accordingly, the building should be designed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

254. Table 6 provides the predicted internal noise levels, based on the highest predicted day and night time external traffic and rail noise intrusion noise levels presented in Table 4 and the incorporating the proposed facade construction outlined in Section 5.3 of the report.

Table 6 – Predicted internal noise levels

Description	Predicted internal noise level, dB	Clause 37.08 Criteria, dB
Day-time noise level within living rooms, L _{Aeq, 16 hour}	37	40
Night-time noise level within bedrooms, L _{Aeq, 8 hour}	35	35

255. The report concludes that based on an assessment of external noise intrusion against the acoustic criteria provided in Schedule 1 to Clause 37.08 of the Greater Geelong planning scheme and subject to the recommended facade construction outlined in Table 5 of the report, the predicted internal noise levels from external traffic and rail noise are expected to comply with the nominated acoustic criteria (as demonstrated in Table 6 above). In addition, structure borne noise due to rail vibration is expected to be at least 20 dB lower than the Clause 37.08 criteria.

256. Council supported the findings and recommendations of the report. DTP recommends conditions to ensure the proposed building treatments are implemented include condition requiring post-occupancy acoustic testing to be undertaken to ensure compliance with Standard D16.

Flooding

257. As noted in the earlier section of this report, the site is partly affected by the SBO identifying the land as being (partly) subject to flooding risk. The area affected is minor and confined to a small area in the north-east corner of the site which extends in an east and west direction along Goodall Lane, also affected the northern section of 3 & 5 Little Ryrie Street.

258. The subject site is partly affected by the Special Building Overlay (SBO) as shown in the map below.

259. The purpose of the SBO (as relevant) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*



- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
 - *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
 - *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
260. Clause 66.03 of the planning scheme identifies Barwon Water as the urban water corporation for the Greater Geelong area. Council's Engineering Services department also provide a response (as Floodplain Manager) based on the decision plans and survey information against the Council's flood study data related to SBO.
261. According to the ground level data, the proposed site falls southwest to northeast (approximately 35.3- 31.8 m AHD*). The SBO/stormwater flood extent marginally intersect the rear side of the site along its boundary with Goodall Lane with shallow flood depth up to 0.10 metres. Access to the property from Goodall Lane may also be affected by similar shallow flood depth. The most critical flood level for this proposed development is 32.15m AHD at the driveway entry point to the lower ground floor.
262. The required minimum finished floor level generally for such a building is 300mm freeboard above the applicable flood level. To avoid floodwater entering the lower ground floor and basements, the entry area should be flood-protected. The planned entry to the lower ground floor has incorporated a continuous apex (crest) with finished surface level (FSL) of 32.47m AHD. The Nominal Flood Protection Level (NFPL) at this driveway entry is 32.45m AHD (flood level 32.15 plus 0.30m freeboard), implying the proposed apex level is satisfactory. Although the proposed lower ground floor level 31.75m AHD is below the NFPL, the floor is flood-protected by the proposed continuous apex.
263. On the basis of advice from Barwon Water and Council's Engineering Services Department, DTP is satisfied that the development responds appropriately to the decision guidelines of the SBO. The conditions recommended by Barwon Water have been reflected in DTP's recommended conditions, with the exception of conditions relating to the subdivision stage which are not relevant to this application.
264. The design of the development, specifically the locating of flood proof apex and non-habitable car parking levels in the area affected by the SBO, adequately considers the susceptibility of the development to flooding and flood damage, flood risk factors, and the effect of the development on redirecting or obstructing floodwater, stormwater or drainage water.

Sustainability

Environmentally Sustainable Design (ESD)

265. There is an expectation that new development is to achieve at a minimum, 'best practice' environmentally sustainable design (ESD) measures. The development incorporates the following ESD measures (as summarised in the submitted planning report):

The development seeks to achieve best practice ESD outcomes in energy performance, integrated water management, indoor environment quality, transport strategies and waste management strategies. Please refer to the Sustainability Management Plan which includes a BESS report. A BESS Rating of 60% is achieved, exceeding Geelong City Council requirements of 50%.

266. The applicant submitted a Sustainable Management Plan (SMP) prepared by Building Physics (dated 15 February 2024) which outlines the following ESD commitments for the development:

- **Geelong's Minimum Expectations:** If using BESS, 50 percent and a pass in the compulsory categories (Water, Energy, stormwater and Internal Environmental Quality (IEQ)). BESS Rating of 60% achieved

- **Energy Performance:** Minimum 50% score in BESS Energy category.
Cooling loads to not exceed 30MJ/sqm for any dwelling. Complies. (Level 6 Apartment requires low SHGC to the West to maintain low cooling loads)
Minimum 6.5 star NatHERS average. (Average at 7.9 Stars)
- **IEQ -** Appropriate orientation and daylight access. Complies. (Daylight study completed and 80% of living rooms comply)
- **Water Resources:** Rainwater capture and reuse for toilet flushing at a minimum.
- Minimum 50% score in BESS Water Category.
- **Stormwater Management:** 100 percent STORM score or MUSIC modelling demonstrating best practice stormwater management. Complies. (Report provided by Matter Consulting Engineers)
- **Transport:** Bicycle Parking – 1 per dwelling.
- **Waste Management:** Recycling facilities are at least as convenient to future occupants as general waste facilities.

267. Council's ESD Officer reviewed the submitted documents in accordance with Council's ESD Local Planning Policy (15.01 and 53.18) and provided a detailed response advising that the development has not met all the ESD requirements and provided several recommendations. DTP is satisfied that these matters can be resolved by the recommended conditions.

Water Sensitive Urban Design (WSUD) / Stormwater Management

268. As noted in the policy section of this report, Clause 53.18 (Stormwater Management in Urban Development) applies to the buildings and works of this application under the ACZ1 and sets out standards and objectives to be met for new development.
269. Clause 53.18 seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits. Table 7 under the ACZ1 also require buildings to demonstrate how stormwater and its reuse will be managed onsite effectively.
270. A Stormwater Management report has been provided by Matter Consulting Engineers. The report addresses the relevant requirements outlined in Table 7 of the ACZ1 (Sustainable Design) and provides an assessment against the relevant standards and objectives of Clause 53.18 (Stormwater Management in Urban Development).
271. Matter Consulting Engineers have confirmed that the development meets the objectives of Clause 53.18. The SMP confirms that the stormwater drainage system is designed to accommodate 1 in 100-year flow which is the equivalent to 1% AEP standard (1% of a change of occurring in any year).
272. The SMP includes a STORM report which outlines WSUD strategies and achieves a 100% rating. The retention requirement for rainwater reuse is 6.5kL. This capacity has been provided within the 6.5kL rainwater tank in the basement. The proposed detention/retention system satisfies the stormwater detention requirements of the planning permit and provides adequate stormwater retention to meet the demands of the toilet flushing of the dwellings.
273. The submitted SMP includes a BESS report demonstrating that the proposal achieves a 60% 'Best Practice' rating, 100% STORM rating (as noted above) and provides an acceptable response to the Clause 15.01-2L (Environmentally Sustainable Development) and the standards and objectives of Clause 53.18.
274. Subject to the conditions recommended by the Council and supported by DTP, the proposal will result in appropriate stormwater outcomes.



Other Matters

Cultural Heritage

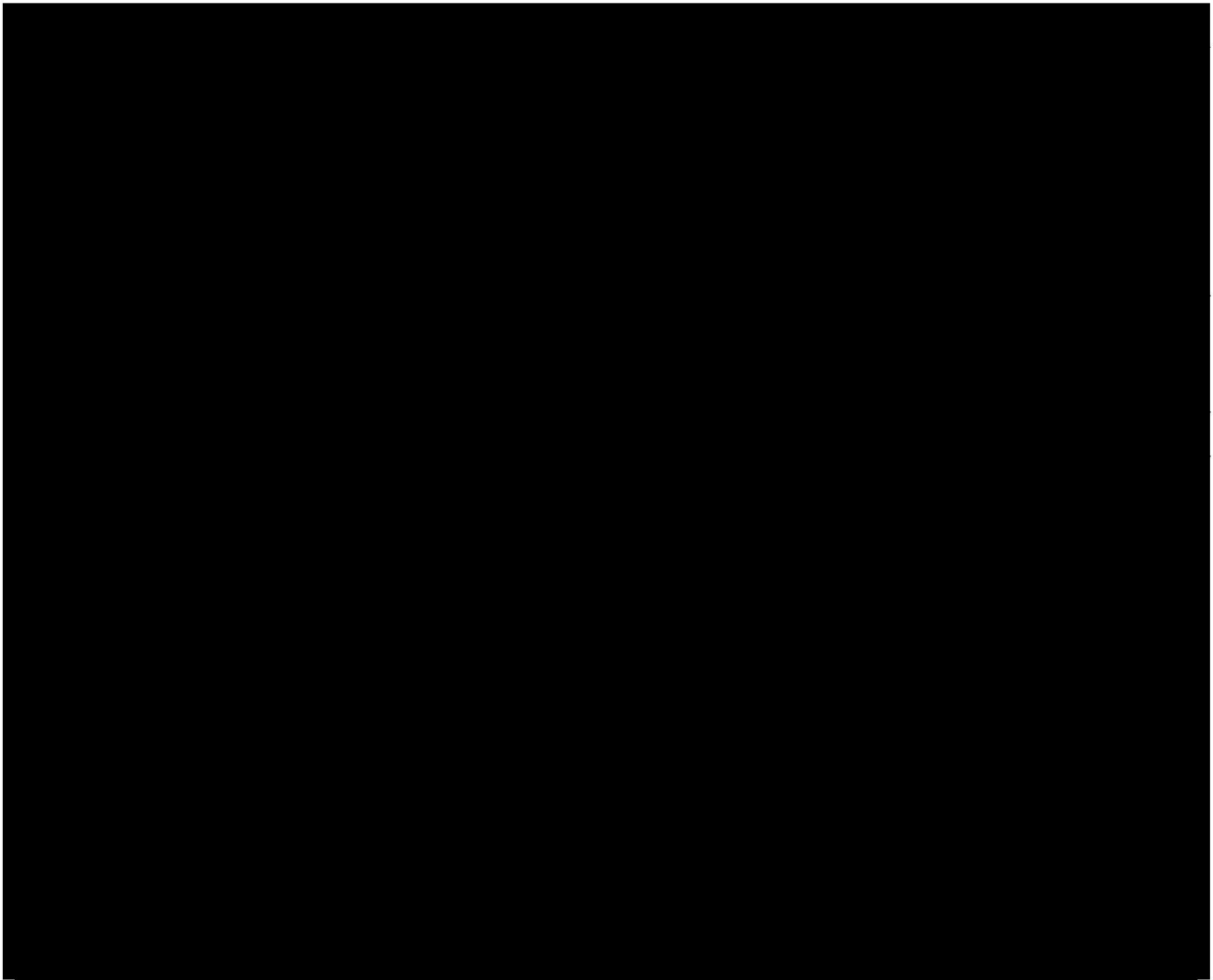
275. The subject site is not located within an area identified as having cultural heritage sensitivity. A mandatory Cultural Heritage Management Plan is not required.

Affordable Housing

276. The ACZ1 requires that when an application proposes to exceed the preferred maximum height, it shall consider if the proposal results in, among many other requirements, including if substantially facilitates, the delivery of appropriately secured public benefits including Social and other specialised housing in excess of any minimum requirement in this Scheme.
277. The Council requested for the developer to consider including affordable housing in the proposal by preparing and submitting an affordable housing strategy. The request for the developer to submit an affordable housing strategy provides the opportunity for developers to consider and outline contributions for affordable housing based on the proposed development application, including opportunities to explore different affordable housing delivery models in meeting feasibility that takes into consideration in exceeding the preferred maximum heights. There is no other public benefits that are demonstrated through this proposal, in lieu affordable housing.
278. DTP is satisfied that an affordable housing contribution is not required in this instance, given the constraints placed on the area of the site which can be developed due to the retention of the original 1850's part of the heritage dwelling.



279. The proposal is generally consistent with the relevant planning policies of the Greater Geelong Planning Scheme and will contribute to the provision of new housing within the West Village Precinct of the Central Geelong Activity Centre.
280. The proposal responds to the requirements of the Activity Centre Zone Schedule 1 and Clause 58 of the Greater Geelong Planning Scheme.
281. The proposal is generally supported by Barwon Water and Development Victoria. Conditions recommended by the Greater Geelong City Council have generally been adopted, with the exception of matters discussed in this report.
282. The recommended conditions will address outstanding concerns from DTP's Urban Design team and the Geelong Authority.
283. It is recommended that a Notice of Decision to Grant Planning Permit No. **PA2302512** for the proposed development at **1 Little Ryrie Street, Geelong** be issued, subject to conditions. This is on the basis that not all of the conditions recommended by City of Greater Geelong and Barwon Water as Recommending Referral Authorities have been adopted.
284. It is recommended that the permit applicant and the Council be notified of the above in writing.



Appendix 1: Clause 58 Assessment (Better Apartments Design Standards)



Application requirements

Clause 58.01-1	Assessment
<ul style="list-style-type: none">• An application must be accompanied by:<ul style="list-style-type: none">○ An urban context report.○ A design response.	Satisfied The submitted application was accompanied by an Urban Context Report and Design Response.

Urban context report

Clause 58.01-2	Assessment
<ul style="list-style-type: none">• The urban context report may use a site plan, photographs or other techniques and must include:• An accurate description of:<ul style="list-style-type: none">○ Site shape, size, orientation and easements.○ Levels and contours of the site and the difference in levels between the site and surrounding properties.○ The location and height of existing buildings on the site and surrounding properties.○ The use of surrounding buildings.○ The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.○ Solar access to the site and to surrounding properties.○ Views to and from the site.○ Street frontage features such as poles, street trees and kerb crossovers.○ The location of local shops, public transport services and public open spaces within walking distance.○ Movement systems through and around the site.○ Any other notable feature or characteristic of the site.• An assessment of the characteristics of the area including:<ul style="list-style-type: none">○ Any environmental features such as vegetation, topography and significant views.○ The pattern of subdivision.○ Street design and landscape.○ The pattern of development.○ Building form, scale and rhythm.○ Connection to the public realm.○ Architectural style, building details and materials.○ Off-site noise sources.○ The relevant NatHERS climate zones (as identified in Clause 58.03-1).○ Social and economic activity.○ Any other notable or cultural characteristics of the area.	Satisfied The submitted planning report by Niche Studio and architectural plans prepared by Cera Stribley Architects satisfactorily meet the requirements of this Clause.

Design response

Clause 58.01-3	Assessment
<ul style="list-style-type: none">• The design response must explain how the proposed design:<ul style="list-style-type: none">○ Responds to any relevant planning provision that applies to the land.○ Meets the objectives of Clause 58.○ Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.○ Derives from and responds to the urban context report.• The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.	Satisfied The submitted planning report by Niche Studio and architectural plans prepared by Cera Stribley Architects satisfactorily meet the requirements of this Clause.



Urban context objectives

Clause 58.02-1	Assessment
Objectives <ul style="list-style-type: none">To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.To ensure that development responds to the features of the site and the surrounding area.	Meets Objective <p>The design in its current form does not respond appropriately to the existing urban context and contributes to the preferred future development for the West Village Precinct within the Central Geelong Activity Centre. The development in its current form does not respond appropriately to the opportunities and constraints of the site and does not have adequate regard for the surrounding low scale, heritage character.</p>
Standard D1 <ul style="list-style-type: none">The design response must be appropriate to the urban context and the site.The proposed design must respect the existing or preferred urban context and respond to the features of the site.	Complies with Standard <p>The design response in its current form is not considered appropriate to the urban context and the existing conditions of the site and surrounds primarily due to exceedance of preferred building height, setbacks above the preferred street wall height and side and rear setbacks resulting in highly exposed east and west party walls and a built form which would appear highly prominent within its surrounding low scale heritage context.</p> <p>Conditions are recommended to ensure the design responds to the heritage features and constraints of the site and responds to the preferred character for the West Village Precinct as discussed in the 'Assessment' section of this report.</p>

Residential policy objectives

Clause 58.02-2	Assessment
Objectives <ul style="list-style-type: none">To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.To support higher density residential development where development can take advantage of public and community infrastructure and services.	Meets Objective <p>The development provides higher density residential development in an area identified for increased housing in a location which has good access to services, infrastructure and public transport. The proposed residential development responds to housing policies in the MPS and PPF.</p>
Standard D2 <ul style="list-style-type: none">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 Municipal Planning Strategy and the Planning Policy Framework.	Complies with Standard <p>The submitted planning report by Niche Studio includes a written statement describing how the development is consistent with relevant policies for housing in the MPS and PPF.</p>

Dwelling diversity objectives

Clause 58.02-3	Assessment
Objective <ul style="list-style-type: none">To encourage a range of dwelling sizes and types in developments of ten or more dwellings	Meets Objective <p>The development comprises a range of dwellings sizes and types to meet a range of housing needs.</p>
Standard D3 <ul style="list-style-type: none">Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	Complies with Standard <p>The development includes 27 dwellings across seven residential levels comprising 15 x two bedrooms, 11 x three bedrooms and 1 x four bedroom, ranging from 70sqm to 272sqm in size.</p>



Infrastructure objectives

Clause 58.02-4	Assessment
Objectives <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	Meets Objective The development will be provided with appropriate utility services and infrastructure and will not unreasonably overload the capacity of existing utility services and infrastructure.
Standard D4 <ul style="list-style-type: none"> Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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 	Complies with Standard The development will be connected to all relevant services as appropriate for a building of this scale. It will not unreasonably exceed the capacity of the surrounding service infrastructure.

Integration with the street objective

Clause 58.02-5	Assessment
Objective <ul style="list-style-type: none"> To integrate the layout of development with the street. To support development that activates street frontage. 	Meets Objective The development has been designed to integrate with the layout of Little Ryrie Street as the primary frontage as discussed in the 'Assessment' section of this report.
Standard D5 <ul style="list-style-type: none"> Developments should be oriented to front existing and proposed streets. Along street frontage, development should: <ul style="list-style-type: none"> Incorporate pedestrian entries, windows, balconies or other active spaces. Limit blank walls. Limit high front fencing, unless consistent with the existing urban context. Provide low and visually permeable front fences, where proposed. Conceal car parking and internal waste collection areas from the street. adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance. 	Complies with Standard The development is designed to front the existing streets. Vehicular access is appropriately located from the rear via Goodall Lane to avoid new crossovers to the primary frontage of Little Ryrie Street (and preserving the streetscape appearance of the existing heritage dwelling). The proposed apartments including habitable rooms and private terrace are orientated to each street to provide activation and passive surveillance of the public realm. The existing low scale fencing is being retained and landscaping assists with softening and integrating the new built form within the surrounding context. The main building entry from Little Ryrie Street is clearly defined to provide a sense of address. Car parking and waste collection are concealed within the lower ground and basement levels at the rear of the site.

Energy efficiency objectives

Clause 58.03-1	Assessment
Objectives <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. 	Does not meet objective The orientation and layout of the east and west facing light courts does not make appropriate use of daylight and solar energy as discussed under the 'Clause 58 (Apartment Developments)' assessment section of this report.
Standard D6 <ul style="list-style-type: none"> Buildings should be: 	Variation to Standard As discussed, in the earlier sections of this report,



- 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.
- Living areas and private open space should be located on the north side of the development, if practicable.
- Developments should be designed so that solar access to north-facing windows is optimised.
- Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note:

- Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

there is concern with solar and daylight access to bedroom windows which rely on the light courts on the east and west sides of the proposed building.

The proposed layout result in over 20 bedrooms which are reliant upon lightwells for primary outlook. Furthermore, bedrooms within lightwells are impacted by louvres which will further obscure daylight. This outcome does not meet the Objective of this Clause to ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To improve sunlight and daylight penetration the applicant prepared 'discussion plans' which demonstrated that the width of the light courts could be increased by 1.0 metre on the east and west side of the building which is reflected in the recommended conditions.

The building is not located in a climate zone identified in Table D1.

Communal open space objective

Clause 58.03-2

Objectives

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, practical, attractive, easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard D7

- A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
- If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.
- Each area of communal open space should be:
 - Accessible to all residents.
 - A useable size, shape and dimension.
 - Capable of efficient management.
 - Located to:
 - Provide passive surveillance opportunities, where appropriate.

Assessment

Meets Objective

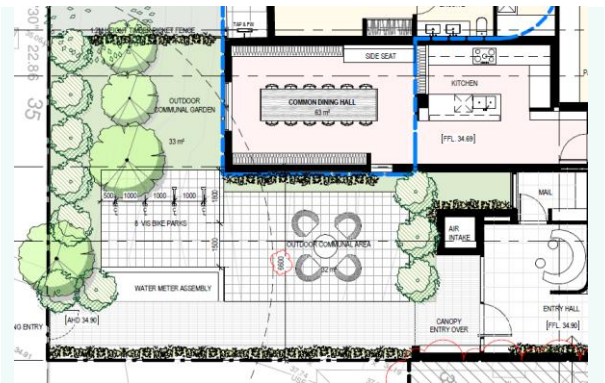
The development provides communal open space in the form of indoor and outdoor areas that meets the recreation and amenity needs to residents. The communal open space is accessible, practical, attractive and is integrated with the layout of the development.

Complies with Standard

The development comprises 27 dwellings with a minimum of 55sqm of communal outdoor open space located at the front of the site, and an additional 63sqm of indoor communal space in the form of a communal kitchen and dining area adjacent to the building entry. The proposed communal open space totals 118 sqm which exceeds the 97.5 sqm required to comply with Standard D7.



- Provide outlook for as many dwellings as practicable.
- Avoid overlooking into habitable rooms and private open space of new dwellings.
- Minimise noise impacts to new and existing dwellings.
- Any area of communal outdoor open space should be landscaped and include canopy cover and trees.



Solar access to communal outdoor open space objective

Clause 58-03-3

Objective

- To allow solar access into communal outdoor open space

Standard D8

- The communal outdoor open space should be located on the north side of a building, if appropriate.
- At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Assessment

Meets Objective

The development will allow solar access into the proposed communal outdoor open space.

Variation to Standard

Standard D8 encourages communal outdoor open space to be located on the north side of a building, if appropriate. As the communal outdoor open space is located on the south side of the building, sunlight is only received between 2-3pm onwards on 21 June. As the majority of the communal open space is located indoors, this will allow for greater climate control and provide shade in warmer weather. Residents may prefer to be indoor during the winter/cooler months, and in warmer months the outdoor areas offers cool shade for residents to enjoy.

Safety objective

Clause 58.03-4

Objective

- To ensure the layout of development provides for the safety and security of residents and property

Standard D9

- Entrances to dwellings should not be obscured or isolated from the street and internal accessways.
- Planting which creates unsafe spaces along streets and accessways should be avoided.
- Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.
- Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Assessment

Meets objective

The layout of the development provides for the safety and security of residents and property.

Complies with Standard

The main entry to the building will be clearly visible from the primary frontage of Little Ryrie Street, aided by the retention of existing low scale front fencing.

The layout of the basement car parking is safe and functional, well-lit and provided with signage to ensure comfortable and safe movements for residents.

Private spaces at the upper levels will be protected from common areas of the development.

Landscaping objectives

Clause 58.03-5

Objectives

- To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.

Assessment

Meets objective

The site is currently covered by small to medium trees, shrubs and garden beds primarily within the front setback and adjacent to boundaries.



- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

The existing context is not characterised by extensive canopy cover and the ACZ1 encourages higher density building forms.

The proposed landscaping response is considered acceptable in the context of the ACZ1 and includes new trees within the front setbacks, a partially 'greened' façade achieved through planters on individual terraces and raised planter boxes for creeping vines growing on the north boundary wall (either side of the car park entry) to soften visual impact and enhance the internal amenity for residents.

There are no significant trees or canopy cover located on the site or immediate surrounds which will be impacted by the proposed development.

Standard D10

- Development should retain existing trees and canopy cover.
- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
- Development should:
 - Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
 - Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
 - Comprise smaller trees, shrubs and ground cover, including flowering native species.
 - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
 - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
 - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
 - Protect any predominant landscape features of the area.
 - Take into account the soil type and drainage patterns of the site.
 - Provide a safe, attractive and functional environment for residents.
 - Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Variation to Standard

Standard D10 requires 5% of the site area (999 sqm) or 49.95 sqm be provided for canopy cover and deep soil planting.

As discussed in the 'Landscaping' assessment in this report, the development primarily relies on low-medium scale landscaping to balance with the proposed built form.

The applicant indicated there is a total of 196sqm available for canopy cover and deep soil area, including 44sqm located in communal outdoor open space. This is a minor variation of less than 5sqm, trees will be provided in planters where possible.

The Council recommended a Landscape Plan to be provided to detail the variety of greenery and vegetation proposed, highlighting the importance of ensuring indicative landscaping shown on the plans can be realised and maintained.

DTP notes the constraints of the building siting and layout (boundary to boundary construction at the side and rear of the site), which creates challenges in accommodating the deep soil planting area requirements for a large canopy tree in accordance with Standard D10.

DTP is satisfied that the development has incorporated meaningful landscaping across the site to ensure the proposed built form is softened by new trees within the front setbacks, a partially 'greened' façade achieved through planters on individual terraces and raised planter boxes for creeping vines growing on the north boundary wall (either side of the car park entry) as shown in the submitted renders

A landscape concept with indication planting locations is shown on the decision plans, demonstrating sufficient space for deep soil planting. Planting species and locations will be required as part a detailed Landscape Plan which is included as recommended condition of the approval.

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	75% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area



Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Note:

- Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

Access objectives

Clause 58.03-6

Objectives

- To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.
- To ensure the vehicle crossovers are designed and located to minimise visual impact.

Assessment

Meets Objective

The development utilises the existing Goodall Lane at the rear of the site (which is sealed and drained) which avoids the need for new crossovers to the primary frontages to Little Ryrie Street.

Council supported the proposed access from the existing laneway in principle, subject to conditions which are discussed in the 'Assessment' section of this report.

Standard D11

- Vehicle crossovers should be minimised.
- Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.
- Pedestrian and cyclist access should be clearly delineated from vehicle access.
- The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.
- Developments must provide for access for service, emergency and delivery vehicles.

Complies with Standard

A single car parking entry is proposed from Goodall Lane at the rear of the site.

Car parking is appropriately integrated into the development, being located in basement levels. Pedestrian and cyclist access areas are appropriately marked and separated from parking spaces.

Waste collection can be appropriately undertaken via the lower ground level car park, where the bin storage area is located near the entrance to the car park.

Parking location objectives

Clause 58.03-7

Objectives

- To provide convenient parking for resident and visitor vehicles.
- To protect residents from vehicular noise within developments.

Assessment

Meets Objective

The development provides convenient parking for residents in a secure basement which also ensures residents are well protected from vehicle noise. As discussed in the 'Car parking' assessment in this report, the proposed waiver of visitor parking is considered appropriate in this instance.



Standard D12

- *Car parking facilities should:*
 - *Be reasonably close and convenient to dwellings.*
 - *Be secure.*
 - *Be well ventilated if enclosed.*
- *Shared accessways or car parks of other dwellings 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.*

Complies with Standard

Car parking is appropriately located within the basement of the development. Car parking areas are appropriately set out, provided with convenient internal access and internal areas can be well lit and protected via security systems as required.

Integrated water and stormwater management objectives

Clause 58.03-8

Objectives

- *To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.*
- *To facilitate stormwater collection, utilisation and infiltration within the development.*
- *To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*

Assessment

Meets Objective

The development achieves the objectives of this Clause through the use of alternative water sources to reduce the impact of stormwater run-off on the drainage system.

Standard D13

- *Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.*
- *Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.*
- *The stormwater management system should be:*
 - *Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*
 - *Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.*

Complies with Standard

As detailed in the submitted Stormwater Management Plan and WSUD Response Report, the development will meet the best practice standard for urban stormwater management. A 100% STORM Rating is set to be achieved, with rainwater tanks proposed for rainwater harvesting and re-use in toilet flushing. Refer to 'Stormwater' under the Assessment section of this report.

Building setback objectives

Clause 58.04-1

Objectives

- *To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.*
- *To allow adequate daylight into new dwellings.*
- *To limit views into habitable room windows and private open space of new and existing dwellings.*
- *To provide a reasonable outlook from new dwellings.*
- *To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.*

Assessment

Does not meet Objective

The ACZ1 allows for a street wall / podium to be built to the boundaries up to the preferred maximum street wall height of 16 metres. As discussed in the 'Height and setbacks' assessment section of this report the development seeks variations to the requirements in the ACZ1 for setbacks above the street wall and side and rear setbacks. Conditions are recommended to ensure the setback of a building from the east and west boundary appropriately responds to the existing urban context, contributes to the preferred future development of the area and allow adequate daylight into new dwellings.



Standard D14

- *The built form of the development must respect the existing or preferred urban context and respond to the features of the site.*
- *Buildings should be set back from side and rear boundaries, and other buildings within the site to:*
 - *Ensure adequate daylight into new habitable room windows.*
 - *Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.*
 - *Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.*
 - *Ensure the dwellings are designed to meet the objectives of Clause 58.*

Variation to Standard

The variation to Standard D14 is discussed in detail under the 'Assessment' section of this report.

Conditions are recommended to ensure the upper level side setbacks maintain adequate daylight into new habitable room windows, avoids direct views into habitable room windows (where possible), provides an outlook that creates a visual connection to the surrounding environment and appropriately responds to the objectives of Clause 58.

Internal views objective

Clause 58.04-2

Objective

- *To limit views into the private open space and habitable room windows of dwellings within a development.*

Assessment

Meets Objective

The development is design to limit views into the private open space and habitable room windows of dwellings within the development.

Standard D15

- *Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.*

Complies with Standard

The development complies incorporates design and layout techniques to address internal views which ensures well below 50 per cent of private open space within the development is overlooked. There is potential for downward views from windows of the upper floor (Level 7) into the terraces of the apartments below which face towards the street however given the position of the windows relative to the private open space and the viewing angle, DTP I satisfied that internal views have been minimised to the extent reasonable in accordance with this Standard.

Noise Impacts objectives

Clause 58.04-3

Objectives

- *To contain noise sources in developments that may affect existing dwellings.*
- *To protect residents from external and internal noise sources.*

Assessment

Meets Objective

Conditions will ensure the development will contain noises that have the potential to affect existing dwellings and will protect residents from external and internal noise sources as discussed under the 'Noise Attenuation' assessment section in this report.

Standard D16

- *Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.*
- *The layout of new dwellings and buildings should minimise noise transmission within the site.*
- *Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.*
- *New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.*
- *Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:*
 - *Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h*

Complies with Standard

Mechanical services including lifts are located away from bedrooms and other equipment will be located away from sensitive receipts where possible.

The applicant has advised that the main sources of noise will be from the following sources:

- Car parking area below 002, 003 & 004 Plant servicing above 601 Penthouse
- Communal areas below bedroom of 105 and below terrace of 106.
- Communal Dining Hall adjacent 001 bedroom. A/C on the rooftop.

This will be managed with acoustic insulation and other measures.



- from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
- Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.
- Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

As outlined in the submitted acoustic report, mechanical services can be designed to ensure that noise in relation to on-site and off-site receivers complies with the minimum applicable noise control requirements. The acoustic report outlines recommendations to protect internal amenity including treatments to the building to achieve compliance with required internal amenity controls based on surrounding noise sources.

These matters can be addressed by conditions to ensure the noise levels outlined in this Standard are achieved.

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Wind Impacts objective

Clause 58.04-4

Objective

- To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Assessment

Meets Objective

The built form, design and layout of the development will not generate unacceptable wind impacts within the site or on surrounding land.

Standard D17

- Development of five or more storeys, excluding a basement should:
 - not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and
 - achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.
- Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.
- Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Complies with Standard

As discussed, in the 'Wind' Assessment section above, the application was supported by a pedestrian wind environment statement (prepared by Mel Consultants) which considers wind speed criteria for pedestrian comfort as listed in the report. These align with the criteria listed in the ACZ1 controls.



Table D6 Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> ■ 3 metres per second for sitting areas, ■ 4 metres per second for standing areas, ■ 5 metres per second for walking areas.

Accessibility objective

Clause 58.05-1

Objective

- *To ensure the design of dwellings meets the needs of people with limited mobility.*

Standard D18

- *At least 50 per cent of dwellings should have:*
 - *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.*
 - *A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.*
 - *A main bedroom with access to an adaptable bathroom.*
 - *At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.*

Table D7 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> ■ A slide door, or ■ A door that opens outwards, or ■ A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	Either: <ul style="list-style-type: none"> ■ A slide door, or ■ A door that opens outwards, or ■ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> ■ A minimum area of 12 metres by 12 metres. ■ Located in front of the shower and the toilet. ■ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> ■ A minimum width of 1 metre. ■ The full length of the bathroom and a minimum length of 2.7 metres. ■ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

Assessment

Meets Objective

The design and layout of the development has regard for the needs of people with limited mobility.

Complies with Standard

Compliant apartment typologies include TYPE 2A (Bathroom Design Option B), TYPE 2B (Bathroom Design Option A), TYPE 2C (Bathroom Design Option A), TYPE 2E (Bathroom Design Option A), TYPE 2F (Bathroom Design Option A), TYPE 3B (Bathroom Design Option A), TYPE 3C (Bathroom Design Option A), TYPE 3E (Bathroom Design Option A), TYPE 3F (Bathroom Design Option A), TYPE 3G (Bathroom Design Option A), TYPE 4A (Bathroom Design Option B).

The development provides a diversity of apartment typologies, and the total number of compliant dwellings is 14 out of 27 dwellings (52%) in accordance with the requirements of this Standard.

Building entry and circulation objectives

Clause 58.05-2

Objectives

- *To provide each dwelling and building with its own sense of identity.*
- *To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.*
- *To ensure internal communal areas provide adequate access to daylight and natural ventilation.*

Assessment

Meets Objective

The building has a clearly defined main entry from Little Ryrie Street which provides a sense of address and identity.



Standard D19

- *Entries to dwellings and buildings should:*
 - *Be visible and easily identifiable.*
 - *Provide shelter, a sense of personal address and a transitional space around the entry.*
- *The layout and design of buildings should:*
 - *Clearly distinguish entrances to residential and non-residential areas.*
 - *Provide windows to building entrances and lift areas.*
 - *Provide visible, safe and attractive stairs from the entry level to encourage use by residents.*
 - *Provide common areas and corridors that:*
 - *Include at least one source of natural light and natural ventilation.*
 - *Avoid obstruction from building services.*
 - *Maintain clear sight lines.*

Variation to Standard

The development seeks a variation to this standard but complies with the objective as described above.

The development utilises the existing pedestrian entry as the main entry to the development. The low scale front fencing being retained ensures that the entry is clearly visible and easily identifiable from Little Ryrie Street. The entry provides shelter, a sense of address and a transition space around the entry.

The layout and design include windows to the building entry and circulation areas which lead to the lift.

All apartments are accessed via internal hallway/circulation areas. These circulation areas have sufficient depth and width to ensure a sense of safety for residents.

Whilst every corridor isn't provided with at least one source of natural light and ventilation, circulation areas are modest enough in size and well-lit to provide reasonable amenity.

Internal communal and common areas are appropriately laid out to ensure safe, functional and efficient thoroughfare.

Private open space objective

Clause 58.05-3

Objective

- *To provide adequate private open space for the reasonable recreation and service needs of residents*

Assessment

Meets Objective

The development provides adequate private open space (POS) for the reasonable recreation and services needs of residents.

Standard D20

- *A dwelling should have private open space consisting of at least one of the following:*
 - *An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.*
 - *A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.*
 - *An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.*
 - *An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.*
- *If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.*
- *If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.*

Complies with Standard

The development complies with the requirements of Standard D20 as follows:

- The ground level dwelling to be incorporated into the heritage dwelling being retained has 152 sqm of POS with a minimum dimension of 3 metres and convenient access from a living room.
- All north orientated dwellings achieve a minimum 8sqm of POS with minimum dimension of 1.7 metres in accordance with Table D8.
- All south orientated dwellings achieve a minimum 8sqm of POS with minimum dimension of 1.2 metres in accordance with Table D8.
- West orientated dwellings Type 2I (2 bed) achieves minimum 8sqm of POS with 2 metre minimum dimension and Type 3A (3 bed) achieves minimum 8sqm of POS with 2.4 metre minimum dimension in accordance with Table D8.
- Apartments 501 & 502 achieve a minimum of 15 sqm with a minimum dimension of 3 metres on top of the podium base (101sqm and 75 sqm respectively).

All upper-level balconies are of function size and layout, accessed from living areas, and capable of benefiting from good solar access (having regard to



Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

the constraints of the site configuration and orientation). Residents will also have access to communal open space area at ground level.

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

Storage objective

Clause 58.05-4	Assessment															
<p>Objective</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling 	<p>Meets Objective</p> <p>The development provides adequate storage facilities for each dwelling.</p>															
<p>Standard D21</p> <ul style="list-style-type: none"> Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10. 	<p>Complies with Standard</p> <p>All dwellings contain storage space within the dwelling and meet the 'minimum storage volume within the dwelling' requirements specified in Table D10. The applicant had advised there are 11 x two bedroom dwellings that do not achieve the minimum total minimum storage volume, and therefore have additional storage space allocated in Basement Level 1 and Level 2, satisfying the total minimum storage volume requirements.</p>															
<table border="1"> <caption>Table D10 Storage</caption> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling														
Studio	8 cubic metres	5 cubic metres														
1 bedroom dwelling	10 cubic metres	6 cubic metres														
2 bedroom dwelling	14 cubic metres	9 cubic metres														
3 or more bedroom dwelling	18 cubic metres	12 cubic metres														

Common property objectives

Clause 58.06-1	Assessment



Objectives

- 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.

Meets Objective

Communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

Standard D22

- Developments should clearly delineate public, communal and private areas.
- Common property, where provided, should be functional and capable of efficient management.

Complies with Standard

Private property is clearly distinguished from communal open space or common areas. Communal areas and common property are laid out in a functional, accessible and easily maintainable manner. In particular, Apartment 001 at ground floor has a separate entrance from the street, and the private courtyard will be fenced to detach from the adjacent communal garden area.

Site services objectives

Clause 58.06-2

Objectives

- To ensure that site services are accessible and can be installed and maintained.
- To ensure that site services and facilities are visually integrated into the building design or landscape.

Assessment

Meets Objective

Site services are accessible and can be installed and maintained. Site services and facilities are located in the basement and roof plant will be well setback and visually integrated with the building design (sitting behind a 1.5 metre high screen).

Standard D23

- Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.
- Meters and utility services should be designed as an integrated component of the building or landscape.
- Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Complies with Standard

The development will be appropriately serviced, with service and plant areas clearly demarcated on the architectural plans and integrated into the building design. Service and plant areas are appropriately positioned to provide ease of access for installation and maintenance. Mailboxes are integrated into the building entrance area and are secure and weather protected for convenient access and security.

A section of the front fence will be removed to accommodate a fire booster to provide ease of access. Given the heritage significance of the place it is considered appropriate that the design of the fire booster cupboard be integrated with the remainder of the front fence being retained and conditions are recommended to ensure this is achieved.

The fire pump room door access off Goodall Lane will be integrated with the design of the lower ground north elevation.

Waste and recycling objectives

Clause 58.06-3

Objectives

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Assessment

Meets Objective

The development is designed to encourage waste recycling as outlined in the submitted WMP. Communal waste and recycling facilities are accessible, adequate and attractive and located securely in the lower ground level to minimise impacts on residential amenity and the public realm of Goodall Lane.

Standard D24

- Developments should include dedicated areas for:
 - Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the

Complies with Standard

All residents are provided with convenient access to waste storage facilities in the form of a waste chute on every floor, connecting to a communal bin storage



development.

- Adequately ventilated.
- Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- o Adequate facilities for bin washing. These areas should be adequately ventilated.
- o Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- o Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- o Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- o Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
- Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:
 - o Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
 - o Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

room located within the basement. Residents also have access to the communal bin store in the lower ground car park level (via lift and stairway). Apartments will be provided with sufficient internal storage space to enable temporary storage of household waste. Waste collection can be appropriately undertaken via the basement level carpark. Further details are provided in the submitted Waste Management Plan (prepared by One Mile Grid).

External walls and materials objectives

Clause 58.06-4

Objectives

- To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.
- To ensure external walls endure and retain their attractiveness.

Assessment

Meets Objective

The development incorporates a strong podium base finished in textured concrete with Corten steel planters on individual terraces providing articulation and interest to the façade. The materials of the upper levels are lightweight metal accents to ensure they appear visually recessive. It is considered that the proposed external materials are an appropriate to the existing urban context and characteristics of the existing heritage dwelling and the preferred future development of the area.

The external walls are considered of high quality and will be durable and retain their attractiveness to maintain the character of the area.

Standard D25

- External walls should be finished with materials that:
 - o Do not easily deteriorate or stain.
 - o Weather well over time.
 - o Are resilient to the wear and tear from their intended use.
- External wall design should facilitate safe and convenient access for maintenance.

Complies with Standard

The external walls are finished with materials that will not deteriorate or stain and will be resilient and weather well to serve their intended use to positively contribute to the character of the area.

The external walls can be easily accessed for maintenance (as required).

Refer 'Design Detail' under the Assessment section earlier in this report.



Functional layout objective

Clause 58.07-1

Objective

- To ensure dwellings provide functional areas that meet the needs of residents

Standard D26

- Bedrooms should:
 - Meet the minimum internal room dimensions specified in Table D11.
 - Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

- Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Assessment

Meets Objective

The design and layout of apartments within the development provides functional areas that will meet the needs of residents.

Variation to Standard

All bedrooms comply with the minimum width and minimum depth requirements under Table 11, except for the secondary bedrooms located in Apartment 1 on the ground level within the existing heritage dwelling. Non-main bedroom:

Bedroom 2: 3.5m x 2.9m - Bedroom 3: 3m x 2.9m

As the majority of the original walls are proposed to be retained and restored, the bedrooms will be refurbished resulting in a minor variation.

DTP agrees with the applicant that the variation is very minor and on balance, remains consistent with the objective.

All living areas meet the minimum internal room dimensions in accordance with Table D12.

Room depth objective

Clause 58.07-2

Objective

- To allow adequate daylight into single aspect habitable rooms

Standard D27

- Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.
- The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:
 - The room combines the living area, dining area and kitchen.
 - The kitchen is located furthest from the window.
 - The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.
- The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Assessment

Meets Objective

The development will allow adequate daylight into single aspect habitable rooms.

Complies with Standard

All proposed single aspect habitable rooms do not exceed 9 metres, where the habitable room complies with the following requirements:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level.



Windows objective

Clause 58.07-3	Assessment
Objective <ul style="list-style-type: none">To allow adequate daylight into new habitable room windows.	Meets Objective <p>The development is generally designed to allow adequate daylight into new habitable room windows. There is concern with daylight into bedroom windows which rely on the light wells on the east and west side of the building. Refer to commentary under 'Clause 58' assessment section of this report.</p>
Standard D28 <ul style="list-style-type: none">Habitable rooms should have a window in an external wall of the building.A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.The secondary area should be:<ul style="list-style-type: none">A minimum width of 1.2 metres.A maximum depth of 1.5 times the width, measured from the external surface of the window.	Complies with Standard <p>The design and layout ensure all habitable rooms have a window to the external wall of the building.</p>

Natural ventilation objectives

Clause 58.07-4	Assessment
Objectives <ul style="list-style-type: none">To encourage natural ventilation of dwellings.To allow occupants to effectively manage natural ventilation of dwellings.	Meets Objective <p>The design and layout of the development will allow occupants to effectively manage natural ventilation of individual apartments.</p>
Standard D29 <ul style="list-style-type: none">The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.At least 40 per cent of dwellings should provide effective cross ventilation that has:<ul style="list-style-type: none">A maximum breeze path through the dwelling of 18 metres.A minimum breeze path through the dwelling of 5 metres.Ventilation openings with approximately the same area.The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Complies with Standard <p>The applicant has indicated that 3 out of 27 (85%) dwellings have nominated breeze paths of a minimum of 5 metres and maximum of 18 metres, complying with the standard. Some nominated dwellings with a breeze path include ventilation openings of different areas, where a path is formed between a bedroom window and larger balcony doors. This maintains ventilation and on balance is consistent with the objective.</p> <p>DTP is satisfied that the submitted architectural plans demonstrate that at least 40% of apartments are provided with effective cross ventilation in accordance with the requirements of this Standard.</p>