

Assessment Officer Report

PA2503482 - 6 Abbott Street,
Dandenong



Officer Assessment Report
Development Assessment



Department
of Transport
and Planning

OFFICIAL



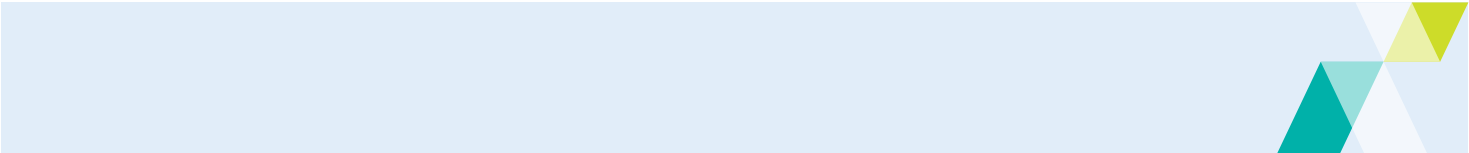
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Executive Summary



Key Information		Details		
Application No:	PA2503482			
Received:	21 January 2025			
Statutory Days:	72			
Applicant:	Launch Housing Limited c/ Development Victoria			
Planning Scheme:	Greater Dandenong			
Land Address:	6 Abbott Street, Dandenong			
Proposal:	Development of the land for an 11-storey building comprising 70 dwellings.			
Development Value:	\$ 21.2 m			
Why is the Minister responsible?	In accordance with Clause 72.01 of the Greater Bendigo Planning Scheme, the Minister for Planning is the responsible authority for this application because the application is for a development to which clause 53.23 applies.			
Why is a permit required?	Clause	Control	Trigger	
Zone:	Clause 37.02	Comprehensive Development Zone – Schedule 2 (CDZ2)	Pursuant to Clause 37.02-1 - Construct a building or construct or carry out works	
Overlays:	Clause 45.01	Public Acquisition Overlay – Schedule 1 (PAO1)	N/A	
Particular Provisions:	Cause 52.34	Bicycle Facilities	Applies to the development	
	Clause 53.18	Stormwater Management	Applies to the development	
	Clause 53.23	Significant Economic Development	Applies to the development	
	Clause 58	Apartment Developments	Applies to the development	
Cultural Heritage:	The subject site is <u>not</u> located within an area of cultural heritage sensitivity.			
Total Site Area:	1,325	m²		
Height:	11	Storeys excluding plant		
	35.42	Metres excluding plant		
	36.63	Metres (total to Australian Height Datum – highest point for PANS OPS)		
Land Uses:	Dwellings	Office	Retail	Other
	70	N/a	N/a	N/a
Parking:	Cars	Motorcycles	Bicycles	
	31	N/a	43	
Referral Authorities:	<ul style="list-style-type: none">Development VictoriaHead, Transport for Victoria			
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning.			



No objections have been received.

Delegates List:

Approval to determine under delegation received on **4 June 2025**.



Application Process

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

Milestone	Date
Pre-application meeting	20 June 2024
Application lodgement	21 January 2025
Further information requested	N/A
Further plans submitted on 7 April 2024 formally under s50 of the Act	In summary, the formally substituted plans sought to respond to Council's referral comments including permit triggers, extent of works, compliance with S173 agreement, architectural plans, wind tunnel assessment, traffic consideration, ESD and title consolidation.
Decision Plans	<ul style="list-style-type: none">Architectural Plans prepared by Hayball Pty Ltd (Rev TP06, dated 17 March 2025);
Other Assessment Documents	<ul style="list-style-type: none">Planning Report prepared by Planning & Property Partners Pty Ltd (Rev A);Landscape Plan and Report prepared by Bush Projects Pty Ltd (dated January 2025)Wind Tunnel Assessment prepared by Vipac Pty Ltd (dated 20 September 2024) and its follow up letter dated 10 December 2024;Email of support from Homes Victoria, dated 7 April 2024, confirming its ongoing support for the proposed development;Proposed Plan of Consolidation PC381147D; and updated Title details following formal creation of R-1 in the north-eastern corner of the SiteUrban Context Report prepared by Hayball Architects;Traffic Engineering Assessment prepared by One Mile GridWaste Management Plan prepared by One Mile Grid;Sustainability Management Plan prepared by Hip v Hype;Acoustic Town Planning Report prepared by Acoustic Logic;Environmental Audit prepared by Prensa;Feature Survey prepared by Reeds Consulting;

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

Proposal Summary

3. The proposal seeks approval for the construction of an 11-storey building comprising 70 dwellings. The specific details of the proposal include:
- A maximum building height of 11 storeys (36.63m) over a basement.
 - A total of 70 dwellings over 10 levels, including 40 one-bedroom dwellings and 30 two-bedroom dwellings.
 - High quality architectural form consisting of robust materials including metal and brick.
 - A total of 31 parking spaces are provided across the basement and ground floor levels. Vehicle access is provided via an existing crossover from Abbott Street.
 - A total of 43 bicycle parking spaces will be provided on-site including 35 resident bike parking spaces within a secured storage room at the ground floor level, and 8x visitor bike parking spaces within the ground floor car park.



- A 157sqm landscaped communal area including a total of 22 canopy trees at ground level.
- A 4-star Greenstar and an average NatHERs rating of 7.5 stars.



Figure 1: Render of the proposal



Figure 2: Extract of ground floor plan



Site Description

4. The site is located on the southern side of Abbott Street. The site is irregularly shaped and has a frontage to Abbott Street of approximately 42m, an abuttal to George Street of approximately 41m and yields a total site area of approximately 1,325sqm.
5. The site is vacant. It has a fall of approximately 2.5 metres from the north-east to the south-west. Vehicle access is currently provided via an existing crossover to Abbott Street.
6. The site is formally described as comprising the following land parcels:
 - **Volume 12157 Folio 323 – Crown Allotment 2334 on TP969026N.** This parcel is currently unreserved Crown Land. Formal granting of this allotment to Development Victoria is currently being completed.
 - **Volume 12602 Folio 866 – Lot 1 on 812428H** The registered proprietor is Development Victoria of Level 9, 8 Exhibition Street, Melbourne, Vic 3000. It is affected by a proposed plan of subdivision PS812428H 3.
 - **Volume 11228 Folio 423 – Lot 1 on PS641273M.** The registered proprietor is Development Victoria of Level 9, 8 Exhibition Street, Melbourne, Vic 3000. This lot is affected by a Section 173 Agreement titled Stockmans Bridge (formerly known as George Street Bridge), which affects a 3 metres-wide area along the southern boundary. This strip of land has been set aside for maintenance access requirements associated with Stockmans Bridge. Compliance with the S173 Agreement is achieved by this development, as detailed on the accompanying plans and submission later in this report.
7. The applicant has confirmed that a consolidation request is currently on foot to consolidate all of the above lots. The ultimate lot details are shown on Plan of Consolidation 381147D. A drainage easement will be required in the south-western corner of the land. A condition has been included within the recommendation to ensure that evidence is provided of the title consolidation (refer to Condition 4).



Figure 3: Aerial Image of the subject site

Site Surrounds

8. The site is located within the Central Dandenong Activity Centre. More importantly, the site is located within the Declared Project Area of the Revitalizing Central Dandenong (RCD) project.

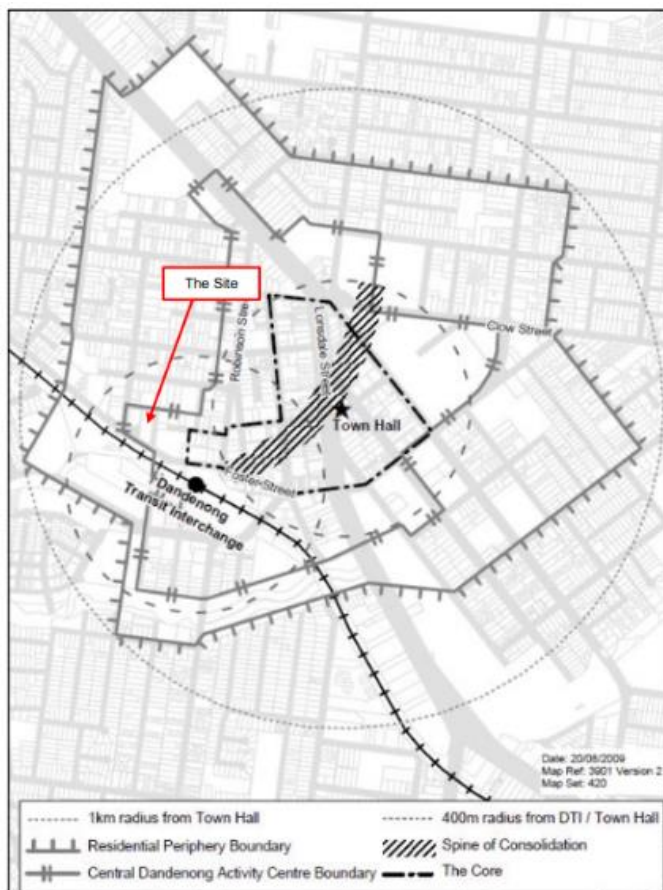


Figure 4: Central Dandenong Metropolitan Activity Centre Map (Source: Clause 22.07, Greater Dandenong Planning Scheme)

9. As a result of the strategic location, the site is located close to a range of services and amenities, including:
 - Public transport options such as Dandenong Railway Station (approximately 300m south-east of the site), which also acts a transport interchange servicing multiple bus routes and regional rail routes.
 - Education facilities such as (but not limited to) Dandenong High School, Dandenong West Primary School and Dandenong Primary (approximately 950m north, west and east respectively), St. Mary Primary School (approximately 1.1km south-east) and St Johns Regional Secondary College (approximately 1.6km east).
 - Community and health facilities such as Monash Health Community Services (approximately 500m east), a range medical centres within the commercial centre along Lonsdale Street (approximately 1km east) and Dandenong Hospital (approximately 1.5km north).
 - Public open spaces including John Hemmings Memorial Park (approximately 780m north), Greaves Reserve (approximately 1km north-west) and Dandenong Park (approximately 900m south-east).
 - Retail premises including Dandenong Plaza Shopping Centre (approximately 900 north-east), Dandenong Market (approximately 820m north-east) and a range of shops and offices along Lonsdale Street (approximately 500m east).
10. Immediate abutments can be summarised as follows:

- The subject site is bound by Abbott Street to the **north**. Further north, the land is located within the Mixed-Use Zone. It is noted that 7 Abbott Street is currently vacant but has approval for the construction of a six-storey residential building via Planning Permit PA2403088 issued by the Minister for Planning.
- To the **east** of the site: 14-16 George Street is located on the east side of Abbott Street, opposite the Site. The eastern half of this land is occupied by a two-storey building used as a Salvation Army Community Hub.
- To the **south**, the site abuts George Street (also known as the Stockmans Bridge), which is an elevated road that connects to Cheltenham Road and the Princess Highway. Construction of the Stockmans Bridge was completed in 2010. Further south is the Dandenong Railway Station.
- To the **west** of the site, 2-8 Abbott Street is currently vacant. Further west, land on the western side of Pickett Street is zoned Mixed Use with built form generally comprising of double height industrial buildings.



Figure 5: Zoning map of the subject site and surrounds

11. In summary, the subject site is well serviced by a range of amenities and services to service the everyday needs of residents, expected of any established urban settlement. This coupled with the site's zoning and site context make its conducive to supporting the site for residential redevelopment at higher densities compared to that which currently exists.



Referrals

12. The application was referred to the following groups:

Provision / Clause	Organisation	Requirement	Response and date received
Section 55 Referral – Determining	Development Victoria	Schedule to Clause 51.01 - Declared Project Area, Central Dandenong – where an application is for: <ul style="list-style-type: none"> the use and/or development of land for 60 or more dwellings development with a building height of 4 storeys or greater 	18 February 2025 - No objection to the application and no conditions.
Section 55 Referral – Determining	Head, Transport for Victoria	Clause 66.02-11 – Land use and transport integration An application to subdivide land, to construct a building or to construct or carry out works for: <ul style="list-style-type: none"> A residential development comprising 60 or more dwellings or lots 	10 February 2025 – No objection subject to the following condition which has been included within the recommendation (Refer to condition 15): No compensation is payable under part 5 of the Planning and Environment Act 1987 in respect of anything done under this permit.

Notice

13. The application is not 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:
14. Clause 8.0 of schedule 2 to clause 37.02 (Comprehensive Development Zone) specifies that:
“An application to use or subdivide land 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 if it is generally consistent with the Central Dandenong Comprehensive Development Plan (August 2010) (CDP)” (Emphasis added)
15. As the development does not provide nor facilitate any commercial use, shop or food and drink premises within the ground floor that is sought for Precinct E, it is considered that the development is not generally in accordance with the Central Dandenong Comprehensive Development Plan (August 2010) (the CDP). As such, the application does not take benefit of the exemption from notice and review to the requirements of section 52.
16. The applicant was directed to give notice by way of:

Provision	Organisation	Response Received (date)
Notice		
Section 52(1)(a)	Owners and occupiers of adjoining land by post and 2 signs on site.	No submissions have been received as at 3 June 2025.
Section 52(1)(b)	Greater Dandenong City Council	4 March 2025 Amended 26 May 2025
Section 52(1)(c)	N/A	N/A
Section 52(1)(d)	APA Group	No response received to date.



Municipal Council Comments

17. Greater Dandenong City Council provided an initial set of referral comments dated 4 March 2025. Following submission of a section 50 amendment, the council amended its referral comments dated 26 May 2025.
18. The council's comments are addressed within the assessment of this report.



Municipal Planning Strategy

20. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-1	Settlement
02.03-3	Amenity, Safety, Noise

Planning Policy Framework

21. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

Clause 11	Settlement
Clause 13	Environmental Risks and Amenity
Clause 13.07-1S	Contaminated and Potentially Contaminated Land
Clause 15	Built Environment and Heritage
Clause 15.01-1S	Urban Design
Clause 15.01-1R	Urban design - Metropolitan Melbourne
Clause 15.01-2S	Building design
Clause 15.01-4S	Healthy neighbourhoods
Clause 15.01-4R	Healthy neighbourhoods - Metropolitan Melbourne
Clause 16	Housing
Clause 16.01-1S	Housing Supply
Clause 16.01-1R	Housing supply - Metropolitan Melbourne
Clause 16.01-2S	Housing affordability
Clause 17	Economic Development
Clause 18	Transport
Clause 18.01-1S	Land Use and Transport Integration
Clause 21.01	Introduction
Clause 21.03	A Vision for Greater Dandenong
Clause 21.03-3	Strategic Framework Map
Clause 21.04	Land Use
Clause 21.04-1	Housing and Community
Clause 21.05	Built Form
Clause 21.05-1	Urban design, character, streetscapes and landscapes
Clause 21.05-3	Sustainability
Clause 22.04	Urban Design in Activity and Neighbourhood Centres
Clause 22.06	Environmentally Sustainable Development

22. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Comprehensive Development Zone – Schedule 2 (CDZ2)

23. The CDZ2 applies to land forming the Central Dandenong Activity Centre. The Site is included within Precinct E, which is described as:

This precinct is on the edge of Central Dandenong and provides the opportunity for uses such as higher density office and residential, and compatible service industries and other similar commercial activities. The role of this precinct is to build upon the existing commercial base.

Development within this precinct should include a design response which demonstrates how the proposal responds to any adjoining residential uses and the preferred future development of the area. The use of design techniques such as upper-level setbacks, articulation, orientation, and varied materials and finishes should be used to provide visual interest. The land use objectives of this precinct are:

- *To create a mix of business and employment uses such as offices and service industry at ground and lower levels.*
 - *To encourage higher density residential and office development above the ground floor level.*
 - *To encourage the location of tertiary and other compatible learning and educational facilities.*
 - *To encourage a wider variety of retail and other uses within a 400 metre radius of the Dandenong Transit Interchange.*
24. Within Precinct E, the use of land for dwellings is a Section 1 (as-of-right use). The site is not located outside Areas 1 and 2 pursuant to the Strategic Framework Plan within the CDP. As such, no frontage width limitations apply.

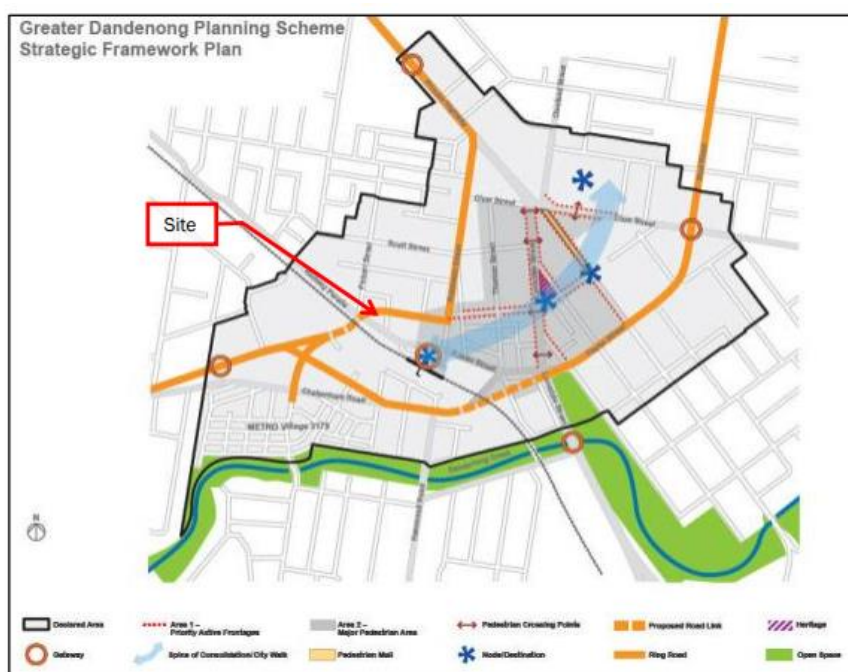


Figure 6: Strategic Framework Plan (Source: Central Dandenong Comprehensive Development Plan (August 2010))

25. Pursuant to 37.02-4, a permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise. The CDZ2 does not provide an exemption for the proposal and therefore a permit is required.
26. Clause 5.0 to the CDZ2 requires on-site car parking for dwellings to achieve the following car parking requirements, as relevant:

Statutory Requirement	Requirement	Supply
1- and 2-bedroom apartments – 1 space to each apartment.	40 one-bedroom dwellings and 30 two-bedroom dwellings = 70	31
Visitor parking – 1 space to every 5 apartments.	$70 / 5 = 14$	0
	84	31

27. A total of 31 residential car parking spaces and 0 visitor car parking spaces are proposed within the development. Clause 5.0 to the CDZ2 states that lower rates can be applied to the satisfaction of the responsible authority. A full assessment of car parking is provided below.

Public Acquisition Overlay – Schedule 1 (PAO1)

28. The site is partially affected by the PAO on the southern boundary (Refer to Figure 7). No works are proposed on land affected by the PAO. As such, no planning permit is triggered.
29. The extent of the PAO is shown on the accompanying town planning plans to confirm the above.



Figure 7: Map of the PAO impacting the subject site

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.06 – Car parking

30. Clause 52.06 states that the car parking requirement specified for a use listed in Table 1 does not apply if a car parking requirement for the use is specified under another provision of the planning scheme. As stated above, CDZ2 provides car parking rates for the use and therefore Clause 52.06 does not apply.

Clause 52.34 – Bicycle Parking

31. Clause 52.34 of the Scheme requires the provision of bicycle facilities before any new use commences and to all residential developments of four or more storeys. Clause 52.34 requires a total of one resident space to each five dwellings and one visitor space to each 10 dwellings. This creates a statutory requirement of 21 spaces (14 spaces for residents and 7 for visitors).
32. The proposal provides a total of 43 on-site bicycle spaces, including secure 35 spaces near the ground floor entry and 8 visitor spaces within the ground floor car park. The proposed bicycle parking provision exceeds the statutory requirement at Clause 52.34. As such, no planning permit is triggered.

Clause 53.23 – Significant Residential Development with Affordable Housing

33. Clause 53.23 of the Greater Dandenong Planning Scheme applies to this application because pursuant to Clause 52.23-1:
- I. The application includes the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and
 - II. The condition corresponding to a category in Table 1 (category 2) is met:

Category	Condition	Compliance comments
Category 2	<p>The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) will be:</p> <ul style="list-style-type: none">carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; orfunded, or partly funded, by the State of Victoria or a public authority; orcarried out on Crown land. <p>At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.</p>	<p>Complies</p> <p>The proposal is for the development of 70 dwellings on the land. The dwellings are to be used for social housing and will be owned, operated and maintained by Launch Housing. The project is funded by Homes Victoria and is being undertaken in partnership with Homes Victoria.</p> <p>All of the proposed dwellings in the development are to be dedicated to social housing.</p> <p>The responsible authority may waive the requirement for a Section 173 Agreement.</p>

34. Pursuant to Clause 53.23-1 the responsible authority may decide to reduce the percentage of the total number of dwellings in the development that must be affordable housing or not require an agreement to be entered into under Section 173 of the Act.
35. Pursuant to Clause 52.23-2 the responsible authority may waive or vary any of the following (as relevant to this application):
- A minimum garden area requirement.
 - Any building height or setback requirement.
36. An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.
37. Pursuant to Clause 52.23-6 an application under any provision of this planning scheme is exempt from the decision requirements of Section 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.



Clause 58 – Apartment Developments

38. Clause 58 applies to all apartment developments within the CDZ. Appendix C contains a comprehensive assessment against the requirements of Clause 58.

Clause 53.18 – Stormwater Management in Urban Development

39. 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.



Strategic Direction and Land Use

40. The *Planning Policy Framework* encourages appropriate land use and development which enhances the built environment, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
41. Having regard to the planning policy framework, the zoning of the subject site and its surrounding strategic context, it is considered that the proposal aligns with the strategic direction for the Dandenong Activity Centre noting that:
- The proposal is consistent with the purpose of the CDZ2 which supports housing at higher densities and supports development that responds to the preferred neighbourhood character. The is consistent with policy at Clause 22.07 (Central Dandenong Local Planning Policy) which aims to encourage higher-density housing at strategic redevelopment sites near transit centres.
 - The proposal for a 11-storey building has been appropriately designed to ensure the form and scale are reflective of the emerging character within the area, whilst providing a high degree of design detail to support an appropriate degree of built form articulation and fenestration, particularly within the street wall. This is consistent with Clause 15.01-2S, 22.04 (Urban Design in Activity and Neighbourhood Centres), which aims to support well-designed and site-responsive development outcomes.
 - The development includes 70 new dwellings for the purpose of social housing including a range of one and two-bedroom dwellings which respond appropriately to Clause 16.01-2S (Housing Affordability), Clause 21.04-1 (Housing and community), Clause 22.07-1 (Policy basis) which seek to deliver more affordable housing closer to jobs, transport and services by facilitating a mix of social housing in activity centres.
 - The proposal provides 31 car spaces and 43 bicycle spaces to support alternative modes of transport other than private vehicles, which is consistent with Clause 18.01-3S (Sustainable and Safe Transport) which aims to promote walking and cycling, and the use of public transport, in that order, and minimise car dependency. The proposal will contribute to a 20-minute neighbourhood in accordance with Clause 15.01-4R (Healthy Neighbourhoods – Metropolitan Melbourne).
 - The proposal responds to environmentally sustainable design (ESD) initiatives with the provision of high-performance materials, energy efficient building services, bicycle facilities, sustainable waste management, and stormwater reuse and treatment measures (Clause 15.01-2L-02, 19.03-3, 19.03-5S and 22.06). Assessment of the ESD response is detailed below.
 - The proposed development is compatible with surrounding development and has been appropriately designed (including orientation and layout) to appropriately manage environmental risks and off-site amenity impacts in accordance with Clause 13.05-1S (Noise management) and Clauses 13.07-1S (Land use compatibility). Conditions will be included on any permit issued to ensure that potentially contaminated land is appropriately remediated in accordance with Clause 13.04-1S (Contaminated and potentially contaminated land).
42. Accordingly, the proposal is an acceptable response to the strategic direction that has been established by the underlying planning provisions.

Built Form

Height

43. The proposal is 11-storeys with a maximum building height of approximately 35.42m from natural ground level (NGL).
44. Clause 15.01-2S (Building Design) seeks to ensure that building design and siting outcomes positively contribute to the local context, enhances the public realm and supports environmentally sustainable development outcomes. To achieve this, a strategy is to ensure a comprehensive site analysis forms the starting point of the design process

and provides the basis for the consideration of height, scale, massing and energy performance of new development.

45. Clause 22.07-5 strongly encourages buildings of 5 storeys or more in height. Similarly, the CDZ2 provides opportunities for residential buildings to be at least 5 storeys in height.
46. The council did not raise any concerns with the proposed building height, noting that the proposal generally complies with the built form outcomes listed at Clause 22.07.
47. In this context, it is considered that a 11-storey building is appropriate for the following reasons:
 - Clause 22.07-4 states that the Core of Central Dandenong will absorb the greatest consolidation and higher density mixed land uses with built form including 5 storeys or more. The emerging character demonstrates the increased density throughout the core, as follows:
 - i. The Urban Context report demonstrates that the existing built form surrounding the subject site is between 2-14 storeys (refer to Figure 8).
 - ii. Planning approvals have already been granted to allow built form between six and 29 storeys including:
 - a. Amendment C248 gazetted on 7 August 2024 which introduced Schedule 16 to Clause 43.04 (Development Plan Overlay) of the Greater Dandenong Planning Scheme to guide redevelopment of Sites 11 to 15, Foster Street. The controls are expected to deliver new built form between 12-29 storeys in height.
 - b. Planning Permit PA2403088 was approved on 6 November 2024 to allow the development of a six-storey building for the purpose of social housing at 7 Abbott Street, Dandenong (to the immediate north).
48. The proposed 11-storey built form is considered to provide an appropriate transition in density and scale from the more intensive CDZ1 areas (further west) towards the mixed use/residential areas zoned areas to the north. Overall, the proposal provides an appropriate balance for height on the edge of the activity centre.



Figure 7: Surrounding Urban Scale

49. Given the physical context of the site, the proposal is not considered to result in any unreasonable amenity impacts as a result of the height including overshadowing and (perceived) visual bulk) which is further discussed through the assessment of Clause 58 and detail design in this application.



Setbacks

50. Clause 22.07 seeks to ensure that ground level public realm is people-oriented and appropriately designed to contribute to the safety, visual interest and vitality of the street.
51. The proposal has a modest front setback and is generally massed towards Abbott Street with a recession in the façade to accommodate the building entrance.
52. The front setback is considered acceptable noting that:
- Given Abbott Street is largely undeveloped vacant land, there is not a strong character of front setbacks/public realm. Despite this, the proposed building setback to Abbott Street is considered acceptable for a building within a MAC which provides for a varied front setback allowing a clear delineation between public and private areas, whilst facilitating separate pedestrian and vehicle access and, utility and metres.
 - The submitted landscape plan shows that there are opportunities for modest low-lying planting but meaningful landscaping opportunities. This ensures that the proposal provides some landscape contribution to the streetscape, noting that the existing context does not have a strong landscape character.
53. The council concluded that the ground floor public realm is attractive, and people oriented is achieved through the provision of open landscaped areas to the front of the building.
54. In addition to the above, it is considered that the front setback provides an appropriate contribution towards improving the streetscape and built environment as sought by objectives 7 and 8 within Clause 21.05-1 (Urban design, character, streetscapes and landscapes). In particular:
- The extent of vehicle crossing has been kept to a practical minimum while facilitating two-way traffic. This ensures that car park structures do not dominate the streetscape.
 - The front entrance and upper levels will support activation and passive surveillance along Abbott Street.
55. Overall, the proposal is considered to provide a successful ground level public realm which provides for the safety of residents and contributes to the vitality of the street.
56. As noted above, Clause 15.01-5L-01 (Preferred neighbourhood character) seeks to ensure that new buildings do not dominate the streetscape, planting canopy trees and landscaping to soften views of dwellings and enhance landscape settings, and to ensure that household services (such as vehicle access) do not dominate the streetscape.
57. It is also an objective of Clause 21.05-1 (Urban design, character, streetscapes and landscapes) to facilitate high quality development which has regard for the surrounding environment and built form.
58. The building provides appropriate setbacks with respect to the surrounding built form as follows:
- Along the western (side) boundary, the building is built to the boundary at ground floor and provides for a minimum of 4.3m setback at upper levels:
 - i. Consideration has been given to equitable development opportunities for the land to the west including:
 1. All west-facing dwellings are generously setback from the property boundary. The balconies are setback a minimum of 4.375 metres from the boundary, and the habitable room windows are setback a minimum of 6.68 metres
 2. The car park walls will be finished in perforated metal panels in white powder coated finish to provide visual interest whilst the adjoining site is vacant
 - Along the eastern (side) boundary, the building is setback between a minimum of 9.4 from the boundary.
 - i. At ground floor, the setback allows for a new central communal open space. The new central open space provides a range of garden areas with at least 8 new canopy trees, low-lying planters and hard surfacing that is conducive for communal use.



- ii. At the upper levels, the setbacks range from 4.8m to 16m. The building will generally face onto Abbott Street and the adjacent reserve, this is not considered to be a highly sensitive interface.
 - From the southern boundary, the development has been setback 3m set aside for maintenance access requirements associated with Stockman's Bridge.
59. In summary, the development provides appropriate setbacks having regard to its interfaces and surrounding built form, and the emerging built form context as guided by the CDP, CDZ2 and PPF.

Design Detail

60. Clause 22.07 seeks to ensure that buildings are architecturally innovative, including a variety, interest and a high level of detail in materials.
61. The applicant submitted a detailed urban context report prepared by Hayball dated 13 January 2025, which articulates how the design response and has been derived from its existing site context. The proposal is considered to provide an appropriate architectural design response and activation through the built form as follows:
- The proposal comprises of two main elements: a 3-storey brick podium which seeks to respond to the surrounding low scale neighbourhood, and a light upper-level form comprising a contemporary light weight cladding that reflects the emerging and modern built form within the MAC.
 - Articulation has been achieved through the protrusion of balconies, external staircases and the colour and texture of materials including brick, light weight textured cladding, warm toned aluminium, precast concrete, and metal.
 - The ground plane has been designed to ensure a strong visual and physical connection between the open communal space and the public realm to the west, whilst also ensuring activation on Abbott Street.
 - Car parking entrance including basement car parking has been included to ensure that car parking structures do not dominate the landscape, respecting the residential character of the surrounding area.
62. The council concluded that the proposal provides suitable visual interest through the overall design of the building and open space areas.
63. The architectural response is considered acceptable.

Landscaping and Trees

Landscape Design

64. Clause 22.07 and the CDZ2 require the consideration of the integration between the public and private realm, including landscaping, safety and surfacing details. Whilst Clause 58.03-5 (Landscaping Objectives) and Clause 15.01-1S seek to provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape, preserve and enhance existing canopy cover and ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.
65. The application was supported by a Landscape Plan prepared by Bush Projects Landscape Architecture dated March 2025. Whilst the proposal seeks a variation to Standard D10 (Landscape Objective), it is considered that the proposal provides an acceptable landscaping outcome as follows:
- Whilst the landscape has maximised opportunities for deep soil planting where possible, the site is constrained by the following environmental audit condition relating to landscaping:

Any future proposed landscaped and garden bed areas must be aboveground or have at least 0.5 metres thickness of clean topsoil below the finished surface, which is demonstrated to be suitable for the site and consistent with EPA Victoria IWRG621 'Fill Material.'



- 20 canopy trees (including 3 large canopy trees) are provided within the front and eastern side setback. This is considered appropriate as it will promote a new engaging streetscape character that is sought, which is currently not present given the street is vacant. In addition, the new outdoor communal space is located adjacent to the future reserve to provide integration between the public realm and landscaping character of the immediate area.
 - In addition to canopy trees, the landscape plan demonstrates an ability to infill areas with grass coverings, low level shrubs and internal pathways/decking which is appropriate to allow residents to utilise the communal spaces.
66. There is no planting within the southern setback. The applicant has confirmed that this is due to obligations to maintain a 3m wide access zone for bridge maintenance purposes (secured through the S173 agreement).
67. The council concluded that a high level of planting is proposed at ground level around the building contributing to the 'greening' of the urban landscape.
68. Conditions have been included within the recommendation to ensure that the landscape plan can be endorsed and standard conditions included to ensure ongoing maintenance (refer to condition 6).
69. Further, the council noted that the existing trees on the property may be subject to Local Law permit requirements. A note has been included on the permit to this effect.

Clause 58

70. The proposal has been assessed against the relevant standards and objectives of Clause 58 (refer to appendix 1). The proposal achieves a high level of compliance with the standards and objectives of Clause 58 demonstrating a reasonable level of on-site and off-site amenity.
71. Where the proposal does not meet specific standards of Clause 58, it is considered acceptable and discussed below.

Standard D8 (Solar access to communal outdoor open space objective)

72. Standard D8 provides for the location and, minimum solar access requirements for communal outdoor open space. The proposal seeks a variation to Standard D8, however, is considered to meet the objective by allowing solar access into communal outdoor open space as follows:
- The proposal includes outdoor communal open space on the east of the building which is considered acceptable given the context of the site, which will see the communal space integrate with and provide activation and surveillance of the future pedestrian connection/public realm to the east.
 - Standard D8 requires 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. Sheet TP15.03 and TP15.04 demonstrate that the proposal achieves at least 50% sunlight between 10am and 12pm on 21 June. However, it is noted that the applicant has sought to rely on 'partially shaded space' as follows:

Time	Unshaded space	Partially shaded space (Partially shaded space is calculated as half of the total unshaded space area)	Total shaded space
10am	41%	10% (50% of 20%)	51%
11am	48%	7.5% (50% of 15%)	55.5%
12pm	50%	6.5% (50% of 13%)	56.5%

73. DTP accepts the proposal calculations associated with 'partially shaded space' and therefore, the proposal is considered to have an acceptable solar access.



Standard D9 (Safety objective)

74. The safety objective at Clause 58 seeks to ensure that layout of the development provides for the safety and security of residents. Overall, the proposal is considered to provide for the safety and security of residents through the detail design including the activation and passive surveillance of Abbott Street, however the following alterations are required to ensure that the proposal achieves the requirements of Standard D9:
- Standard D9 states that private spaces within development should be protected from inappropriate use as public thoroughfares. The council raised concerns with respect to the area between the building and Stockmans Bridge. DTP sought further clarification from the council which concluded that there is no practical location for a fence within the rear of the site to restrict public access noting that access is required for the water tanks, emergency access to the fire staircase and the land parcel for the subject site does not extend to the bridge. A condition has therefore not been included within the recommendation.
 - Standard D9 states that developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. A condition has been included within the recommendation to require lighting be shown on the plans (refer to condition 1b).

Standard D21 (Storage objective)

75. Standard D21 sets out minimum total area of storage volume internal and external to a dwelling. All dwellings have been provided with the total minimum storage area has been provided in accordance with Standard D21 with the exception of Type 1B apartments which include 9.54sqm of internal storage, 0.46sqm short of the minimum storage requirements of 10sqm for one-bedroom dwellings.
76. The council raised concerns with the shortfall of storage, concluding that the apartment could accommodate the shortfall. DTP agrees that the shortfall is minor and could be accommodated within the dwelling consistent with Type 1A, a condition has been included within the recommendation (refer to Condition 1a).

Car and Bicycle Parking, Waste Management

Traffic

77. Clause 18.02-4S and the CDZ2 require the consideration of traffic generation as a result of the development to ensure an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.
78. The application was supported by a Transport Impact Assessment (TIA) prepared by OneMileGrid dated 6 December 2024. The report concluded that:
- The traffic analysis concluded that the equivalent to less than one movement every minute during the peak hour periods, which is considered very low in traffic engineering terms, and is expected to be easily absorbed into the surrounding road network
 - VCAT decision *Ronge v Moreland CC* [2017] VCAT 550 (9 May 2017) highlighted the value of reduced car parking provision with regard to traffic congestion, identifying the potential adverse impact of providing parking to comply with Clause 52.06.
79. The council did not raise any concerns with the traffic impacts and DTP considers the low volumes expected from the development to be appropriate in this context.

Car Parking

80. As noted above, the CDZ2 requires 84 car parking spaces for the proposal. The proposal includes 31 residential car parking spaces within the basement and ground level of the proposal (a shortfall of 53 spaces). Despite this, Clause 5.0 to the CDZ2 states that lower rates can be applied to the satisfaction of the responsible authority.
81. The TIA concluded that:



- 2021 Census data identifies that a market exists for apartments without a parking space.
 - Recent VCAT decisions support reduced car parking rates.
 - Reduced car parking provision assists with the desired reduction in private vehicle usage, therefore minimising traffic impacts in the vicinity.
 - The proposed development provides bicycle parking in excess of the Scheme requirements, therefore encouraging alternate means of transportation.
 - The development is within easy walking distance of amenities, including shops, education, entertainment and recreational facilities.
 - The site has excellent access to public transport, with numerous train and bus services in the immediate vicinity, providing alternative options for residents with no on-site parking space.
 - The reduction in car parking aligns with the objectives of Council's Environmentally Sustainable Development policy.
 - The recent Lauch Housing development in Bellfield comfortably operates with a parking occupancy rate of 0.51 spaces per dwelling, generally in line with that of the proposed development.
82. The council objected to the proposed car parking rates noting that the rate suggested for one-bedroom apartments is suitable but does not support the same rate for two-bedroom apartments. The council noted that in social housing developments (including nearby Launch Housing sites) parking demand associated with two-bedroom dwellings is higher than acknowledged within of the application material.
83. The council recommended that car parking supply could be increased by mechanical parking or reducing all two-bedroom dwellings to one-bedroom dwellings. Further, the council recommended that a condition should be included within any recommendation to require a parking management plan to effectively manage parking demand and supply.
84. Despite the concerns raised by the council, DTP considers that a reduction in car parking requirements is justified given that:
- Collectively, the reduced parking provision, availability of bicycle parking in excess of the statutory requirement and public transport is consistent with Clause 18.01-3S which aims to promote walking and cycling, and the use of public transport, in that order, and minimise car dependency, particularly within the Dandenong Activity Centre.
 - The proposal provides 31 car spaces, which represents 0.44 spaces per dwelling. This ratio is lower than that of a conventional (private market) development. However, the development is for social housing dwellings where lower car parking rates are considered acceptable noting:
 - i. Clause 52.20 (Government Funded Housing Development) provides car parking rates of 0.6 for each dwelling.
 - ii. Empirical analysis and data within the traffic impact assessment notes that car ownership for social housing developments is less than the general population.
 - The permit applicant has concluded that no car parking spaces will be allocated to individual dwellings with the provision of car parking spaces to be allocated on request and managed by Launch Housing. Council recommended that a condition be included within the recommendation to require a car parking management plan to give effect to the above commitments made by the applicant. DTP does not consider it necessary to manage the car parking through a condition of the permit, noting that Launch Housing will ultimately be responsible for managing the car parking.



Design Standards for Car Parking

85. The proposal car parking has been assessed against the requirements of Clause 52.06-9 and is compliant. In particular:

- The accessway is 3.07m (exceeding the minimum 3m width) and aisle width is 6.4m and capable of facilitating vehicles exiting the site in a forward direction without vehicle conflicts. This complies with Design Standard 1.
- The car parking spaces are designed to comply with the planning scheme requirements comprising a 4.9m depth by 2.6m width. As such, this complies with Design Standard 2.
- The ramp into the basement car parking provides a gradient of 1:4 to 1:10, which is not steeper than the permitted maximum 25% (or 1:4) grade. This complies with Design Standard 3.

It is noted that Council's asset protection team required the inclusion of an apex/hump to be placed the entire width of the entrance of the car parking access ramp to divert overland flows. A note has been included on the permit to give effect to this requirement.

- As noted previously the basement car park is appropriately integrated and readily identifiable within the overall design. Its appearance is further softened by landscaping within the frontage. As such, this complies with Design Standard 5, 6 and 7.

Waste Collection

86. The application was supported by a waste management plan (WMP) (prepared by OneMileGrid dated 6 December 2024). The report confirms that waste generation rates as published in Sustainability Victoria's Better Practice Guide for Waste Management and Recycling in Multi-unit Developments have been adopted for all four waste streams – garbage, organics, recycling and glass.
87. Further, the report confirms that the proposal will utilise a private contractor to undertake waste collection services. The plans show a dedicated waste storage room conveniently located within the basement. Swept path diagrams have been prepared to confirm that a mini-loader can enter and exit the basement in a forward motion.
88. The council raised no objection to the waste management plan. As such, DTP considers the proposal provides acceptable waste collection and conditions have been included within the recommendation to ensure that the WMP can be endorsed (refer to conditions 11-13).

Environmentally Sustainable Design (ESD) and Stormwater Management

89. Clause 19.03-3S (Integrated Water Management), Clause 22.06 (Environmentally Sustainable Development) and Clause 53.18 (Stormwater management in urban development) seeks to ensure that the development of land appropriately responds to environmental risks and contributes to maintaining and improving the environmental quality by incorporating appropriate environmentally sustainable design.
90. The application was supported by a Sustainability Management Plan prepared by Hip V Hype dated 6 December 2024. The report identifies that the proposal will utilise a range of ESD measures to ensure a sustainable built form including:
- Achieve a weight average NatHERS star rating of 7.5, with a minimum star rating of exceeding 6.5 for each sole-occupancy unit.
 - A minimum of 20,000L of rainwater tank is provided as part of the development. The rainwater will be reused for toilet flushing throughout the building, as well as irrigation for landscaping throughout the ground floor.
 - Based on the MUSIC Model, the proposal will achieve an 82.1% reduction in total suspended solids, a 75.3% reduction in total Phosphorus, 58.7% reduction in total Nitrogen, and 100% reduction in gross 6 Abbott Street, Dandenong It confirms that the proposed stormwater management design meets all the reduction targets stipulated by Melbourne Water Best Practice Guidelines.



- Include a minimum of 27.5kWp PV installation on its roof top, generating 35,000kWh/year.
 - Achieve the appropriate levels of daylight as demonstrated by the daylight studies.
91. The council supported a number of the commitments and initiatives outlined in the SMP, however recommended that a revised SMP be submitted for endorsement to validate the commitments including:
- NatHERS energy ratings to ensure the current passive design measures are capable of achieving minimum compliance requirements for dwelling heating and cooling loads as well as any other energy performance commitments.
 - the specification of the hot water system (heat pump?) including their supply and energy performance (target COP/EER) and spatial depiction on the proposed plans.
 - Consideration of EV infrastructure following additional design measures that will result in an enhanced ESD outcome
92. DTP considers that the additional information requested by the council is appropriate to ensure that the SMP commitments can be achieved and have therefore been included within the recommendation (Refer to condition 9). In addition, a standard condition has been included within the recommendation to ensure that the proposal is not connected to reticulated gas (refer to Condition 20).
93. Furthermore, the council notes that its Asset and Civil Engineers had no objection to the proposal, subject to conditions. These conditions generally include:
- Civil design: Standard conditions relating to the provision of drainage to the legal point of discharge, retention of stormwater, construction of site access and removal of redundant vehicle crossovers (refer to conditions 16 and 17).
 - Asset planning: Flood levels, flood dispensation and detail design of the apex across the car parking access ramp to control flooding (refer to conditions 18 and 19).
94. Subject to the above conditions, the proposal will result in appropriate ESD and stormwater outcomes.

Other Matters

Environmental Audit

95. Clause 13.04-1S seeks to ensure that contaminated and potentially contaminated land is used and developed safely. The subject site was historically used as a bus depot (since the mid 1940's), which houses below ground fuel storage tanks (and associated fuel lines), a waste oil tank, and a triple interceptor trap. Prior to this, it was used by Dandenong Preserves Plant (1921 – 1943), which included underground storage and supply of hydrocarbons.
96. Noting the historical land uses and the potential contamination risks, the application was supported by a Statement of Environmental Audit prepared by Presna which concluded that the site is suitable for a range of land uses, including high density residential, subject to the statement conditions being met.
97. The council and DTP agree that conditions should be included within the recommendation to ensure that the conditions of the audit are adhered to (refer to Condition 14).

Clause 53.23 (Significant Residential Development with Affordable Housing)

98. As discussed throughout this report, the proposed development would facilitate the provision of 70 new residential dwellings for social housing. Subject to the recommended conditions, the proposal is acceptable in design, amenity, landscape, car parking and ESD terms and will make a welcomed contribution to Victoria's public housing stock. For these reasons, the proposal is considered to in accordance with the purpose of Clause 53.23.
99. Pursuant to Clause 53.23-1 the responsible authority may decide to reduce the percentage of the total number of dwellings in the development that must be affordable housing or not require an agreement to be entered into under



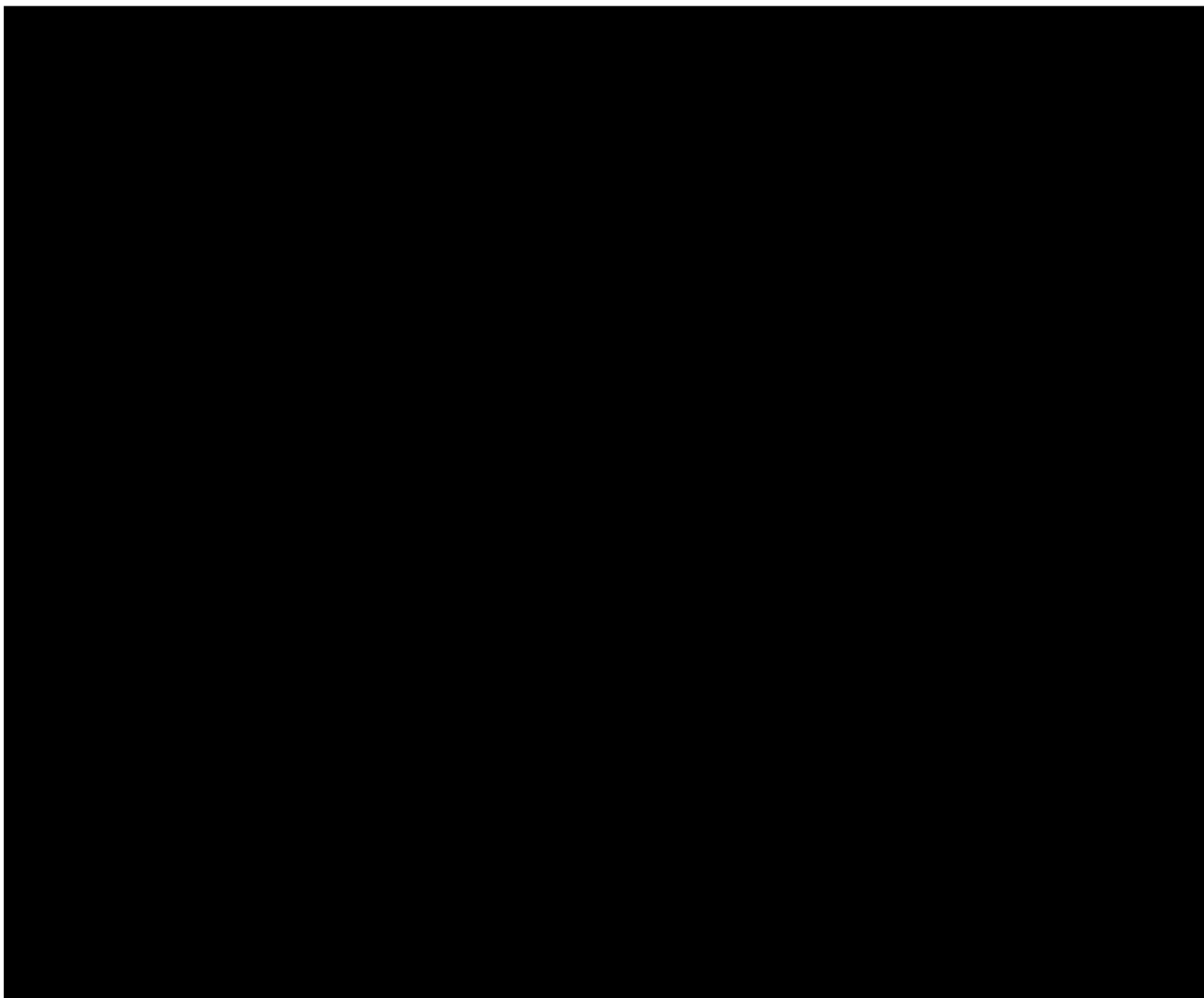
Section 173 of the Act. The requirement to enter into a S173 Agreement before a permit is granted is waived in this instance because all the dwellings are proposed as affordable (social) housing, the project is funded by Victoria's Big Housing Build and the dwelling will be owned and operated by Registered Housing provider under Victoria's Housing Act 1983.

100. It is noted that the council recommended that priority for the one-bedroom units be given to individuals identified through the council and Launch Housing partnership, 'Dandenong Zero' By-Name List. DTP has not included this as a recommendation, noting that the allocation of units will be managed by Launch Housing.

Recommendation



101. The proposal is generally consistent with the relevant planning policies of the **Greater Dandenong** Planning Scheme and will contribute to the provision of **social housing** within the **Greater Dandenong** area.
102. The proposal is generally supported by the various referral agencies.
103. It is **recommended** that Planning Permit No. PA2503482 at **6 Abott Street, Dandenong** be issued subject to conditions.
104. It is **recommended** that the applicant and the council be notified of the above in writing.



Appendix 2: 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. 	<p>✓ Complies.</p> <p>The application was supported by an Urban Context Report prepared by Hayball dated 13 January 2025 which includes a design response.</p>

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. 	<p>✓ Complies.</p> <p>The submitted plans and planning report provide a satisfactory amount of information on the site and surrounding context.</p>

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 	<p>✓ Complies.</p> <p>The application was supported by an Urban Context Report prepared by Hayball dated 13 January 2025 which includes a design response.</p>

waive or reduce the requirement.

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.	✓ Complies.
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.	The proposed development aligns with the relevant policies in the PPF, specifically Clause 15.01-5S and 16.01-1S, which advocate for housing affordability and development that respects existing neighbourhood character. The proposal aims to develop land within the Central Dandenong Activity Centre to provide increased housing density and diversity at a scale that is harmonious with the site's attributes and the surrounding context. Detailed information on how the development adheres to the SPPF, LPPF, including the MSS and local planning policies, is provided in the planning assessment section of this report.

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.	✓ Complies.
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.	The proposal is supported by a Planning Report prepared by Planning and Property Partners dated March 2025 which describes how the development is consistent with relevant policy for housing noting development provides for affordable housing and diversity in housing type in an area extremely close to existing jobs, services and public transportation and clearly identified for change in State and local planning policy, in particular Clause 22.07 which seeks higher density developments within Central Dandenong. The high-quality architectural design ensures the development will provide a positive contribution to and set a high benchmark for the surrounding area.

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	✓ Complies.
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	The proposal includes 70 dwellings including 40 one-bedroom and 30 two-bedroom dwellings.

bedrooms.

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.	✓ Complies.
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	Despite the land currently being vacant, the applicant has confirmed that the proposal is able to connect to all services required for the residential use of the land. Furthermore, Development Victoria and Council offered no concerns with the provision of infrastructure in this location.

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.	✓ Complies.
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.	<p>The proposal has been appropriately designed to front Abbott Street which ensures improved activation, integration and connectivity with the street. Adequate vehicle and pedestrian links are provided to maintain and enhance local accessibility.</p> <p>In addition, the proposal has provided appropriate consideration for the George Street interface noting this gateway location to Central Dandenong to ensure the proposal integrates with the surrounding area.</p>

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.	✓ Complies.
Standard D6 <ul style="list-style-type: none">Buildings should be:<ul style="list-style-type: none">Oriented to make appropriate use of solar energy.Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.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	The proposal has been designed to ensure an appropriate degree of energy efficient, noting the submitted ESD report will commits to a high degree of sustainability objectives. However, as noted above, conditions have been included within the recommendations requiring further information to confirm details of commitments.

exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load	
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).

Communal open space objective

Clause 58.03-2	Assessment
Objectives <ul style="list-style-type: none"> 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. 	✓ Complies.
Standard D7 <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Accessible to all residents. A useable size, shape and dimension. Capable of efficient management. Located to: <ul style="list-style-type: none"> Provide passive surveillance opportunities, where appropriate. 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. 	Requirement: 205sqm Proposed: The proposal provides 156 square metres of communal outdoor open space and 80.1 square metres of internal communal space. Achieving a total communal area of 236.1 square metres. The communal spaces are located at the ground floor, considered to be functional and are accessible to all residents.



Solar access to communal outdoor open space objective

Clause 58-03-3	Assessment
Objective <ul style="list-style-type: none">To allow solar access into communal outdoor open space	Variation accepted.
Standard D8 <ul style="list-style-type: none">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.	The communal open space is located on the eastern side of the building. Despite this, the application included shadow diagrams to assess the extent of solar access a full assessment is provided above. DTP considers the variation to be acceptable noting that the objective of the standard is met.

Safety objective

Clause 58.03-4	Assessment
Objective <ul style="list-style-type: none">To ensure the layout of development provides for the safety and security of residents and property	✓ Complies.
Standard D9 <ul style="list-style-type: none">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.	The proposal includes vehicle and pedestrian access arrangements from Abbott Street. The proposal is considered to provide for the safety and security of residents and does not create unsafe spaces. A condition has been included within the recommendation to ensure that lighting is shown on the plans (refer to Condition 1b).

Landscaping objectives

Clause 58.03-5	Assessment
Objectives <ul style="list-style-type: none">To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.To preserve existing canopy cover and support the provision of new canopy cover.To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.	Variation accepted.
Standard D10 <ul style="list-style-type: none">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:<ul style="list-style-type: none">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:<ul style="list-style-type: none">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.	A landscape concept plan has been prepared by Bush Projects. The site area is 1,325sqm. The proposal is required to provide: <ul style="list-style-type: none">110sqm (50 + 20% site area) of canopy cover99.375sqm (7.5%) of deep soil planting The submitted landscape plan shows that it is proposed to provide 20 canopy trees of varying heights. Despite this, the proposal does not achieve the required canopy cover or deep soil planting (a full assessment is provided above). DTP considers the variation to be acceptable noting that the objective of the standard is met.

- 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.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Table D2 Canopy cover and deep soil requirements

Site area (sqm)	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	7.5% 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
2500 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

Table D3 Soil requirements for trees

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 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%.

Table D4 Tree types

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	Assessment
Objectives <ul style="list-style-type: none">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.	✓ Complies.
Standard D11 <ul style="list-style-type: none">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.	The proposal includes a double width crossover located along the northern boundary fronting Abbott Street. The single access for the site is considered acceptable given the size of the proposed development and access requirements.

Parking location objectives

Clause 58.03-7	Assessment
Objectives <ul style="list-style-type: none">To provide convenient parking for resident and visitor vehicles.To protect residents from vehicular noise within developments.	✓ Complies.
Standard D12 <ul style="list-style-type: none">Car parking facilities should:<ul style="list-style-type: none">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.	The design of car parking spaces ensures their proximity and convenience to the dwellings. Car parking is located within ground floor and basement ensuring that it does not impact on the amenity of dwellings.

Integrated water and stormwater management objectives

Clause 58.03-8	Assessment
Objectives <ul style="list-style-type: none">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.	✓ Complies.



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.

The application was supported by a Sustainability Management Plan which ensures that the proposal meets best practice objectives and has been designed to maximise stormwater treatment including reuse. A full assessment of stormwater management is included within the body 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

✓ Complies.

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.

The proposed setbacks have been assessed in detail in the body of this report and are considered acceptable.

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

✓ Complies.

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.

The proposal has been designed to avoid any unreasonable overlooking to private open space areas and habitable room windows of dwellings within the development, with each apartment including an outlook to either the front street, communal open space or the adjoining vacant lot. Abutting balconies are also delineated through solid partitions to prevent any overlooking.

Noise impacts objectives

Clause 58.04-3	Assessment																		
Objectives <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. 	✓ Complies.																		
Standard D16 <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 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. <p>Table D5 Noise influence area</p> <table> <tr> <th>Noise source</th><th>Noise influence area</th></tr> <tr> <td colspan="2">Zone interface</td></tr> <tr> <td>Industry</td><td>300 metres from the Industrial 1, 2 and 3 zone boundary</td></tr> <tr> <td colspan="2">Roads</td></tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td><td>300 metres from the nearest trafficable lane</td></tr> <tr> <td colspan="2">Railways</td></tr> <tr> <td>Railway servicing passengers in Victoria</td><td>80 metres from the centre of the nearest track</td></tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td><td>80 metres from the centre of the nearest track</td></tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td><td>135 metres from the centre of the nearest track</td></tr> </table> <p>Note: The noise influence area should be measured from the closest part of the building to the noise source.</p>	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	<p>The proposal has been appropriately designed to ensure that all dwellings are located away from sensitive noise sources such as lift core and mechanical plant (noting that most of the plant equipment is located within the basement and on the roof).</p>
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																		
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Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track																		

Wind impacts objective

Clause 58.04-4	Assessment
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Objective

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

✓ Complies.

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.

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.

The application was supported by a Wind Assessment prepared by MEL consultants dated 20 September 2024. A wind tunnel study was completed which concluded that the proposal will not result in any unreasonable wind impacts and accordingly requires no design modifications.

Accessibility objective

Clause 58.05-1

Assessment

Objective

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

✓ Complies.

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, orA door that opens outwards, orA door that opens	Either: <ul style="list-style-type: none">A slide door, orA door that opens outwards, orA door that opens

All apartments have been designed to be accessible in accordance with Table D7 – refer to sheet TP10.01 and TP10.02.



	inwards that is clear of the circulation area and has readily removable hinges.	inwards and has readily removable hinges.
Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is:</p> <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. <p>The circulation area can include a shower area.</p>
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.

Building entry and circulation objectives

Clause 58.05-2	Assessment
<p>Objectives</p> <ul style="list-style-type: none"> 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. 	<p>✓ Complies.</p>
<p>Standard D19</p> <ul style="list-style-type: none"> Entries to dwellings and buildings should: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Include at least one source of natural light and natural ventilation. Avoid obstruction from building services. 	<p>The proposal has been designed to ensure a meaningful building entrance including providing a sense of address to Abbott Street whilst integrating within the public realm.</p>

- Maintain clear sight lines.

Private open space objective

Clause 58.05-3	Assessment																														
Objective <ul style="list-style-type: none">To provide adequate private open space for the reasonable recreation and service needs of residents	✓ Complies.																														
Standard D20 <ul style="list-style-type: none">A dwelling should have private open space consisting of at least one of the following:<ul style="list-style-type: none">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. <div><div>Table D8 Balcony size</div><table><tr><th>Orientation of dwelling</th><th>Dwelling type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td>North (between north 20 degrees west to north 30 degrees east)</td><td>All</td><td>8 square metres</td><td>1.7 metres</td></tr><tr><td>South (between south 30 degrees west to south 20 degrees east)</td><td>All</td><td>8 square metres</td><td>1.2 metres</td></tr><tr><td rowspan="3">Any other orientation</td><td>Studio or 1 bedroom</td><td>8 square metres</td><td>1.8 metres</td></tr><tr><td>2 bedroom</td><td>8 square metres</td><td>2 metres</td></tr><tr><td>3 or more bedroom</td><td>12 square metres</td><td>2.4 metres</td></tr></table><div>Table D9 Additional living area or bedroom area</div><table><tr><th>Dwelling type</th><th>Additional area</th></tr><tr><td>Studio or 1 bedroom</td><td>8 square metres</td></tr><tr><td>2 bedroom</td><td>8 square metres</td></tr><tr><td>3 or more bedroom</td><td>12 square metres</td></tr></table></div>	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 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom	8 square metres	1.8 metres	2 bedroom	8 square metres	2 metres	3 or more bedroom	12 square metres	2.4 metres	Dwelling type	Additional area	Studio or 1 bedroom	8 square metres	2 bedroom	8 square metres	3 or more bedroom	12 square metres	All balconies have been provided with minimum area and dimensions in accordance with Table D8 (Balcony size).
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 20 degrees east)	All	8 square metres	1.2 metres																												
Any other orientation	Studio or 1 bedroom	8 square metres	1.8 metres																												
	2 bedroom	8 square metres	2 metres																												
	3 or more bedroom	12 square metres	2.4 metres																												
Dwelling type	Additional area																														
Studio or 1 bedroom	8 square metres																														
2 bedroom	8 square metres																														
3 or more bedroom	12 square metres																														

Storage objective

Clause 58.05-4	Assessment
Objective <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling 	Variation not accepted – condition compliance.

Standard D21

- 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.

Table D10 Storage

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

A full assessment of the Standard D21 is provided in the body of this report.

DTP recommends a permit condition requiring the requirements of this standard to be met.

Common property objectives

Clause 58.06-1

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.

Assessment

✓ Complies.

Standard D22

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

The proposal has been designed to have a clear delineation between the public and private realms. The overall layout of the proposal is also designed to clearly distinguish between private and communal open areas.

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

✓ Complies.

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.

The plans include appropriate provision for site services including within the basement and on the rooftop. Further, a kiosk substation has been included at ground floor which has been appropriately located.

The plans also clearly show the location of mailboxes at ground floor within a convenient location and there is adequate space for meters and utility services.

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

✓ Complies.



Standard D24

- *Developments should include dedicated areas for:*
 - *Waste and recycling enclosures which are:*
 - *Adequate in size, durable, waterproof and blend in with the development.*
 - *Adequately ventilated.*
 - *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.*
 - *Adequate facilities for bin washing. These areas should be adequately ventilated.*
 - *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.*
 - *Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.*
 - *Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.*
 - *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:*
 - *Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.*
 - *Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.*

The application was supported by a 'Waste Management Plan' prepared by One Mile Grid. Overall, the waste arrangements have been considered acceptable, and a full assessment is provided above.

External walls and materials objective

Clause 58.06-4	Assessment
Objectives <ul style="list-style-type: none">• <i>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</i>• <i>To ensure external walls endure and retain their attractiveness.</i>	✓ Complies.
Standard D25 <ul style="list-style-type: none">• <i>External walls should be finished with materials that:</i><ul style="list-style-type: none">○ <i>Do not easily deteriorate or stain.</i>○ <i>Weather well over time.</i>○ <i>Are resilient to the wear and tear from their intended use.</i>• <i>External wall design should facilitate safe and convenient access for maintenance.</i>	The proposal includes the use of brick, perforated metal panels and lightweight cladding. The materials are considered to be appropriate in the context and durable to ensure long term sustainability.

Functional layout objective

Clause 58.07-1	Assessment
Objective <ul style="list-style-type: none">• <i>To ensure dwellings provide functional areas that meet the needs of residents</i>	✓ Complies.
Standard D26 <ul style="list-style-type: none">• <i>Bedrooms should:</i><ul style="list-style-type: none">○ <i>Meet the minimum internal room dimensions specified in Table D11.</i>○ <i>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</i>	All bedrooms and living areas meet the minimum internal dimensions as outlined in Table D11 and D12 (Refer to TP10.01, TP10.02 and TP20.01).

Table D11 Bedroom dimensions

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.*

Table D12 Living area dimensions

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

Room depth objective

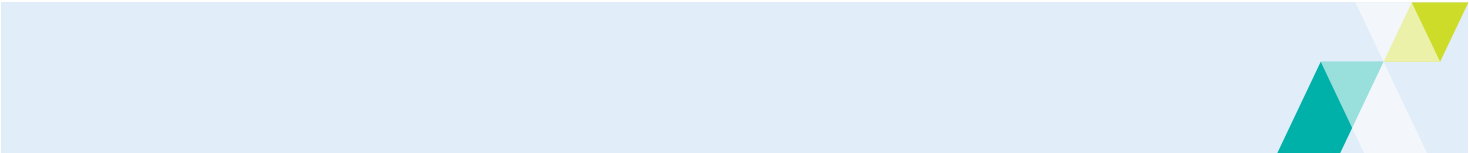
Clause 58.07-2	Assessment
Objective <ul style="list-style-type: none"> • <i>To allow adequate daylight into single aspect habitable rooms</i> 	✓ Complies.
Standard D27 <ul style="list-style-type: none"> • <i>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</i> • <i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i> <ul style="list-style-type: none"> ○ <i>The room combines the living area, dining area and kitchen.</i> ○ <i>The kitchen is located furthest from the window.</i> ○ <i>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.</i> • <i>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</i> 	All habitable rooms, including the open plan layout of living areas – none of them exceed a depth of 9m.

Windows objective

Clause 58.07-3	Assessment
Objective <ul style="list-style-type: none"> • <i>To allow adequate daylight into new habitable room windows.</i> 	✓ Complies.
Standard D28 <ul style="list-style-type: none"> • <i>Habitable rooms should have a window in an external wall of the building.</i> • <i>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</i> • <i>The secondary area should be:</i> <ul style="list-style-type: none"> ○ <i>A minimum width of 1.2 metres.</i> ○ <i>A maximum depth of 1.5 times the width, measured from the external surface of the window.</i> 	All habitable rooms have a window with an external wall of the building.

Natural ventilation objectives

Clause 58.07-4	Assessment
Objectives <ul style="list-style-type: none"> • <i>To encourage natural ventilation of dwellings.</i> • <i>To allow occupants to effectively manage natural ventilation of dwellings.</i> 	✓ Complies.
Standard D29 <ul style="list-style-type: none"> • <i>The design and layout of dwellings should maximise openable</i> 	30 of the 70 apartments (43%) are designed to be naturally cross ventilated (Refer to TP10.01, TP10.02)



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:*
 - *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.*

and TP20.01 of the architectural plan package).