

Planning Assessment Officer Report

PA2604170 – 674 High
Street, Prahran



Planning Assessment Officer Report
Development Assessment

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details		
Application No:	PA2604170		
Received:	20 February 2026		
Applicant:	HousingFirst C-/ Urbis		
Planning Scheme:	Stonnington		
Land Address:	674 High Street, Prahran		
Proposal:	Construction of a six-storey apartment building containing 50 dwellings, reduce car parking requirements, removal of boundary canopy trees and alteration of access within a TRZ2.		
Development Value:	\$ 26 million		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible authority for this application because the Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to use or development to which clause 53.23 (Significant Residential Development with Affordable Housing) applies.		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 32.07	Residential Growth Zone – Schedule 1 (RGZ1)	Clause 32.07-6 – Construct two or more dwellings on a lot
Overlays:	Clause 45.06	Development Contributions Plan Overlay – Schedule 1 (DCPO1)	Not applicable
Particular Provisions:	Clause 52.06	Car Parking	Clause 52.06 – Reduce the number of car parking spaces required
	Clause 52.29	Land Adjacent to Principal Road Network	Clause 52.29-2 – Create or alter access to a road in a Transport Zone 2
	Clause 52.34	Bicycle Parking	Applies to this development
	Clause 52.37	Canopy Trees	Clause 52.37-2 – Remove, destroy or lop a canopy tree in the Residential Growth Zone.
General Requirements and Performance Standards:	Clause 53.18	Stormwater Management in Urban Development	Applies to this development
	Clause 53.23	Significant Residential Development with Affordable Housing	Applies to this development
	Clause 58	Apartment Developments	Applies to this development
Cultural Heritage:	The subject site is located within an area of cultural heritage sensitivity. Written confirmation has been provided that land has been subject to significant ground disturbance and is exempt from the preparation of a mandatory cultural heritage management plan (CHMP).		
Total Site Area:	Approximately 2,230 m ²		
External Advice	Stonnington City Council – s52 notice – objection Head, Transport for Victoria – s55 (determining) – no objection, subject to conditions		



Public Notice: Notice of the application was undertaken and 56 objections have been received

Delegates List: Approval to determine under delegation received on 5 May 2026

Recommendation: Grant planning permit PA2604170



Application Process

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

Milestone	Date
Clause 53.23 Eligibility Confirmation	8 October 2025
Application lodgement	15 January 2026
Further information requested	4 February 2026
Further information received	27 February 2026
Decision Plans	<ul style="list-style-type: none">• Architectural Plans, prepared by H2O Architects, Revision 16, dated 26 February 2026• Urban Context Report prepared by H2O Architects• Landscape Plans, prepared by ZLA Landscape Architects, Revision H, dated 2 December 2025
Assessment Documents	<ul style="list-style-type: none">• Acoustic Report prepared by Volta Acoustics, Revision 3, dated 31 July 2025• Arborist Report prepared by Constructive Arboriculture, dated November 2025• Green Travel Plan prepared by WGA, Revision B, dated 23 July 2025• Cultural Heritage Advice letter, prepared by Urbis, dated 17 October 2025• Sustainability Management Plan, prepared by Hip V Hype, Revision 03, dated 8 August 2025• Traffic Impact Assessment, prepared by WGA, Revision E, dated 20 February 2026• Waste Management Plan, prepared by WGA, Revision B, dated 23 July 2025• Wind Assessment Report, prepared by Vipac, dated 5 August 2025• Traffic Engineering Statement, prepared by RedSquare Traffic, dated 30 March 2026

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

Proposal Summary

3. The proposal is for a 6-storey apartment building (reaching a maximum height of approximately 22m to the top of the lift overrun) with associated landscaping within and around the development.
4. Specifically, the application includes:
 - A total of 50 dwellings consisting of 46 x one bedroom apartments and 4 x two-bedroom apartments.
 - A total of 5 car parking spaces (0.1 spaces per dwelling) accessible via Florence Street.
 - A new ground floor communal open space / courtyard, with ancillary landscaping.
 - Development capable of achieving an average of 8-star NatHERs with each individual apartment achieve no less than 6 stars.

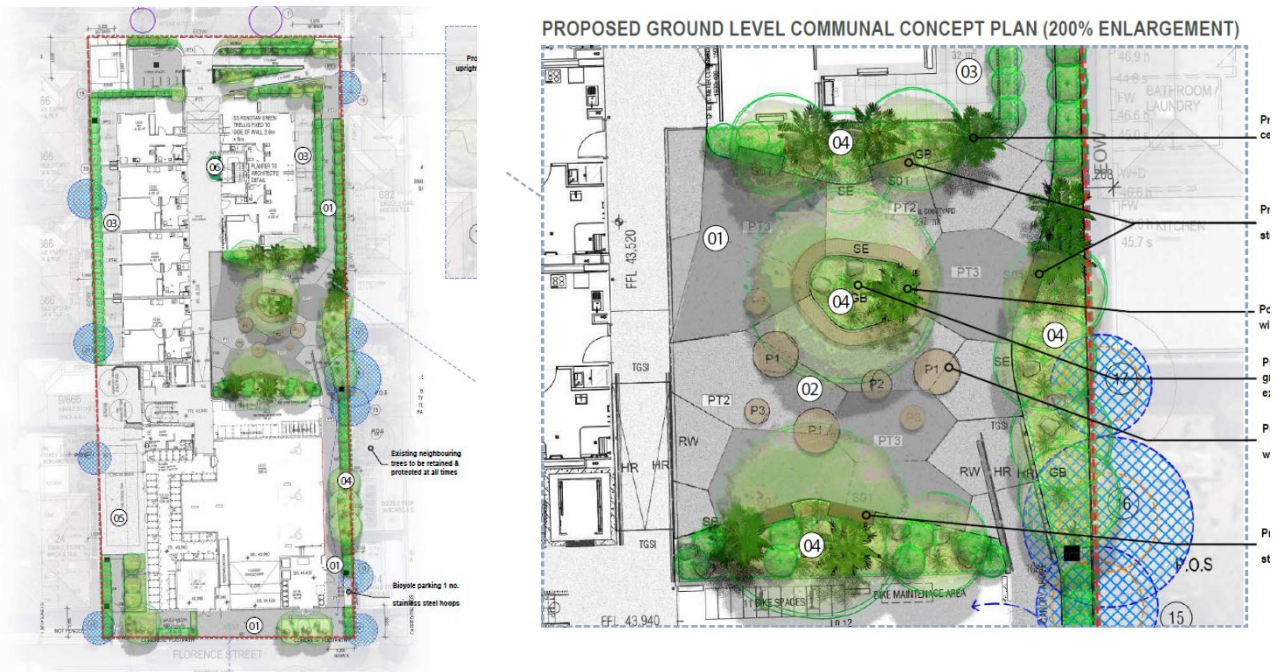
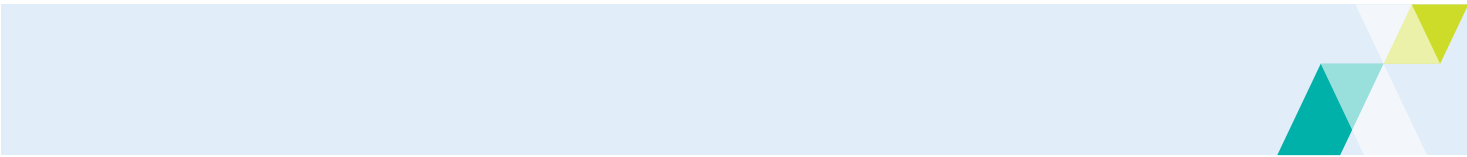


Figure 1 - Extract of the landscape plan showing the key features of the development, including the central communal open space



Figure 2 - Extract of the ground floor plan (left image) and a typical upper floor plan (right image)



Figure 3 – Indicative render of the proposed development, when viewed from High Street



Figure 4 - Indicative render of the proposed building when viewed from Florence Street



Site Description

5. The subject site is a large, rectangular parcel of land approximately 2,230m² in area. The subject site has its primary frontage to High Street, and secondary frontage to Florence Street with an existing crossover located both of these frontages. The site previously contained 3 x double-storey walk up flats known as 'Glenloch Rise.'
6. The land is not affected by any easements or covenants / restrictions.

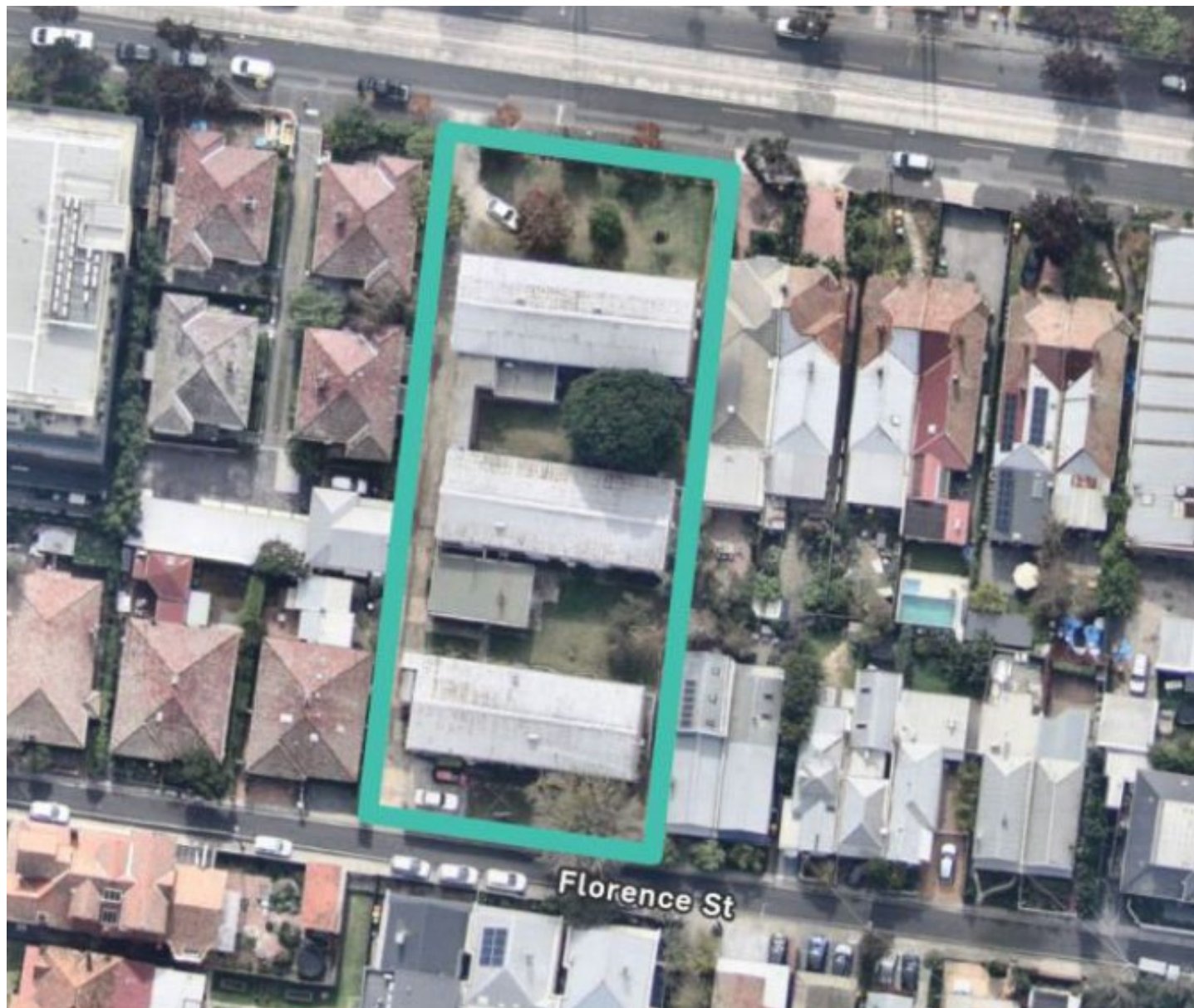


Figure 5 - Aerial of the subject site (source: Applicant)

Site Surrounds

7. The subject site is located within the established residential hinterland of inner suburb Prahran.
8. The site's immediate abuttals generally include:
 - a. To the **north** is High Street, which is major road zoned within Transport Road Zone 2 (TRZ2), with a tram and trafficable lanes, restricted car parking (on both sides), and footpaths on both sides of the street. Further north



- are predominantly residential dwellings that are zoned within a Residential Growth Zone – Schedule 2 (RGZ2) or General Residential Zone – Schedule 10 (GRZ10).
- b. To the **east** is 682 High Street (single storey dwelling zoned within GRZ10) and 14 Florence Street (single storey dwelling with rear extension zoned within NRZ3). Further east are residential dwellings zoned within the GRZ10.
 - c. To the **west** are single storey dwellings at 1, 3, 5, 7 and 9 of 666 High Street (zoned within the RGZ2) and 24 Florence Street (single storey dwelling zoned within NRZ3). Further west are residential dwellings and a 4-storey apartment at 652 High Street (zoned RGZ2).
 - d. To the **south** is Florence Street (a narrow, one-way local council road) and acts as a street address for various properties along that street. Further south are residential dwellings generally zoned within NRZ3.
9. The subject site also benefits from good access to public transport infrastructure including:
- a. Tram route 6, with the nearest tram stop approximately 140m west of the site, along Airlie Avenue.
 - b. Bus route 604, with the near bus stop approximately 200m of the site, along Orrong Road.
 - c. Toorak Railway Station and Armadale Railway Station approximately 500m (north-east) and 750m (east) respectively.
10. In addition to the above, the site is also proximate to range of other amenities and services noting that the site, including:
- a. Orrong Road / High Street (approximately 200m east) High Street / Williams Road (approx. 600m west) neighbourhood activity centres, both of which generally provides a range of convenience stores and small retail and food and drink premises.
 - b. Glenferrie Road-High Street major activity centre (approximately 1km east of the site) which is a dual-street activity precinct street leading towards Glenferrie Road, containing a range of retail premises, shops, offices and other community services.
 - c. A range of medical centres within a 2.5km catchment of the subject site including Airlie Womens Clinic, Prahran East Medical Centre, Armadale Medical Centre (Family Clinic), The Alfred Hospital (major tertiary hospital), Cabrini Hospital and Epworth Camberwell.
 - d. A range of public open space within a 1km catchment of the site including Victoria Gardens, Orrong Romanis Reserve, Toorak Park and Victory Square Reserve.
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 and provides general support for the redevelopment of land for a higher density development, compared to that which previously existed on the site.



Planning Policy Framework

12. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this assessment:
- Clause 2 – Municipal Planning Strategy
 - Clause 2.01 Context
 - Clause 2.02 Vision
 - Clause 2.03 Strategic Directions
 - Clause 2.04 Strategic Framework Plan
 - Clause 15 – Built environment and Heritage
 - Clause 15.01 – Built Environment
 - Clause 16 – Housing
 - Clause 16.01 – Residential Development
 - Clause 18 – Transport
 - Clause 18.01 – Land Use and Transport

Zoning and Overlays

Zoning

13. The subject site is located within the Residential Growth Zone – Schedule 2 (RGZ2). The relevant purposes of the RGZ generally include:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To provide housing at increased densities in buildings up to and including four storey buildings.*
 - *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
 - *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
 - *To ensure residential development achieves design objectives specified in a schedule to this zone.*
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*
14. Under clause 32.07-6, a planning permit is required to construct two or more dwellings on a lot.
15. Schedule 2 to the zone contains a mandatory maximum height of 13.5m (4 storeys) and a specific decision guideline that relates to ensuring that development provide an appropriate visual transition to residential properties in the Neighbourhood Residential Zone.

Overlays

16. The subject site is affected by a Development Contribution Plans Overlay – Schedule 1 (DCPO1).
17. As the application provides dwellings on behalf of a social housing agency, the application is exempt from consideration of development contribution.

Particular Provisions

Clause 52.06 (Car Parking)

18. Clause 52.06 sets out the requirements of car parking provisions and associated design standards.
19. Clause 52.06-2 specifies that before a new use commences, the number of car parking spaces be provided to the satisfaction of the responsible authority.
20. As this application has been made on behalf of the Chief Executive Officer of Homes Victoria under clause 53.23, it specifies that:

A minimum 0.6 car parking spaces should be provided to each dwelling. Car parking spaces may be covered or uncovered. If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1. Car parking for other land uses in the proposed development must be to the satisfaction of the responsible authority.

21. The proposal involves 50 dwellings and a minimum of 30 spaces should be provided to achieve a ratio of 0.6 spaces per dwelling.
22. A total of 5 car parking spaces is provided. This equates to 0.1 car parking spaces per dwelling.
23. Accordingly, a planning permit is triggered for a reduction of car parking spaces under clause 52.06-3.

Clause 52.34 (Bicycle Facilities)

24. Clause 52.34-1 specifies that a new use must not commence until the required bicycle facilities have been provided on the land.
25. Clause 52.34-5 specifies that the development is required to provide a minimum of 15 bicycle spaces – 10 bicycle spaces for future occupants and a minimum of 5 for visitors.
26. The development plans show that a total of 30 bicycle spaces – 10 spaces for visitors within the frontage, and 20 bicycle spaces for occupants within the car park area. This exceeds the requirements.
27. Accordingly, no planning permit is triggered under this clause.

Clause 52.37 (Canopy Trees)

28. The submitted arborist report identifies 23 trees potentially impacted by the development consisting of 10 trees on the subject site, which are proposed to be removed, while the remaining 11 trees are within private land and/or are 2 street trees.
29. The two street trees are not affected by the development.
30. The trees on the site that are to be removed are triggered under clause 52.37 as summarised below.

Relevant tree	Permit Trigger under clause 52.37?
Tree 3 – Lagerstroemia indica	No. The circumference is more than 0.5 metre but the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.
Tree 4 – Lagerstroemia indica	No. The circumference is more than 0.5 metres but the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.



Tree 5 – Magnolia grandiflora	Yes The circumference is more than 0.5 metres and the tree has a canopy diameter of more than 4 metres, and is at least 5 metres in height. Therefore it is defined as a canopy tree that falls under clause 52.37.
Tree 6 – Jacaranda mimosifolia	No. The circumference is more than 0.5 metres but the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.
Tree 7 – Acer sp.	Yes The circumference is more than 0.5 metres and the tree has a canopy diameter of more than 4 metres, and is at least 5 metres in height. Therefore it is defined as a canopy tree that falls under clause 52.37.
Tree 8 – Lagerstroemia indica	No. The circumference is more than 0.5 metres but the tree does not have a canopy diameter of more than 4 metres, and therefore it is not defined as a canopy tree that falls under clause 52.37.
Tree 9 – Syzygium paniculatum	No The circumference is more than 0.5 metres and the tree has a canopy diameter of more than 4 metres, and is at least 5 metres in height. However, the tree is not within 4.5m of the street front or 6 metres from the rear. Therefore it is not defined as a canopy tree that falls under clause 52.37.
Tree 10 – Betula pendula	No The circumference is more than 0.5 metres and the tree has a canopy diameter of more than 4 metres, and is at least 5 metres in height. However, the tree is not within 4.5m of the street front or 6 metres from the rear. Therefore it is not defined as a canopy tree that falls under clause 52.37.
Tree 11 – Acer negundo	Yes The circumference is more than 0.5 metres and the tree has a canopy diameter of more than 4 metres, and is at least 5 metres in height. Therefore it is defined as a canopy tree that falls under clause 52.37.
Tree 14 – Acer sp	No. The circumference is less than 0.5 metres and therefore it is not defined as a canopy tree that falls under clause 52.37.

General Requirements and Performance Standards

Clause 53.18 (Stormwater Management in Urban Development)

31. 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.

Clause 53.23 (Significant Residential Development with Affordable Housing)

32. The purpose of Clause 53.23 is to:



- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

33. Clause 53.23 of the Stonnington Planning Scheme applies to this application because pursuant to Clause 53.23-1:

- The application includes the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and
- The condition correspondence to a category in Table 1 (Category 2) is met, as follows:

Category	Condition	Compliance Comments
Category 2	The proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) will be:	The application includes a letter from the Chief Executive Officer, Homes Victoria, dated 18 December 2025 confirming that the project is being undertaken in partnership with Homes Victoria.
	<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; or • funded, or partly funded, by the State of Victoria, the Commonwealth or a public authority; or • carried out on Crown land. <p>If the application is made by or on behalf of the Chief Executive Officer, Homes Victoria, the proposed development includes at least 10 dwellings.</p>	Accordingly, the applicable satisfies this requirement and is eligible for consideration under this category.

34. Given that the application is eligible for assessment under clause 53.23 and pursuant to Clause 52.23-2 the responsible authority therefore may waive or vary any of the following (as relevant to this application):

- A minimum garden area requirement; and
- Any building height or setback requirement.

35. 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.

36. Pursuant to Clause 53.23-6, 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)

37. Clause 58 applies to an application for an apartment development if it is 5 or more storeys (excluding a basement) given that it the application was lodged prior to the introduction of VC300. A detailed assessment against clause 58 has been undertaken in Appendix A.

Clause 55 (Two or more dwellings on a lot and residential buildings of three storeys or less)

38. Given that the land abuts allotments in another residential, an assessment has also been undertaken against specific clauses of clause 55 as required under by clause 32.07-11.

39. This is contained in Appendix B.



Referrals

40. The application was externally referred the below agencies.

Provision / Clause	Organisation	Response and date received
Section 55 (determining)	Head, Transport for Victoria	No objection , subject to the inclusion of permit conditions – received 12 February 2026

Municipal Council Comments

41. Stonnington City Council (the council) was notified of the application under section 52(1)(b) of the *Planning and Environment Act 1987*.
42. On 28 January 2026, the council advised that it did not support the application and objected to the grant of a permit.
43. A response to the council's submission has been included within the body of this report.

Notice

44. The applicant was directed to give notice by way of erecting two signs on the site for a period of 14 days, and notifying the adjoining and surrounding properties owners and occupiers.
45. At the time of this report, 56 objections have been received raising concerns with height, bulk and massing neighbourhood character, landscaping and tree removal, traffic and lack of on-site car parking, off-site amenity impacts, waste management, loading and unloading, inadequate public notice period, construction impacts, concerns of using ministerial pathway not council, operational management, and presence of asbestos and illegal demolition of buildings.
46. Matters raised in objections are addressed in the body of the report.
47. During the notice period:
 - DTP officers were notified of a flyer that was distributed to residents containing a QR code which – when scanned – took the user to a website containing an extract of the ground floor plan with no further information. This was mistaken by residents as the extent of information as part of the formal notice period under section 52 of the Act. While DTP officers have not sighted this flyer, all relevant persons have been notified of the correct location to access the publicly advertised documents.
 - A number of residents presented at DTP offices requesting to view the file and copies of objection in-person without an appointment, as noted on the public notice. Subsequently, a resident raised concerns that DTP had breached its planning obligations to the public. DTP officers subsequently contacted the resident offering an appointment to view or providing an online link to the relevant information, with residents choosing the latter option.



Strategic Direction

49. Broadly, the planning policy framework seeks to encourage new development that is responsive to the physical and policy context, complements the strategic location, enhances the public realm and achieves a high degree of sustainability, supports the increase of and diversity of new housing, particularly in well-serviced locations and directing higher density residential development to locations with the highest accessibility to public transport and services; being sites in and beside activity centres, adjacent to main roads with trams. (refer to clauses 2.04, 11.03, 15.01, 15.03, 16.01).
50. It is the purpose of the RGZ to provide housing at increased densities in buildings up to and including four storeys. However, this needs to be considered alongside other purposes of the RGZ which encourages a diversity of housing types in locations offering good access to services and transport.
51. Clause 16.01-1L-01 (Housing Supply and Diversity) identifies the subject site as a substantial change area, given that the land is abutting a main road that has a priority tram route. It specifies that medium and higher density developments in substantial change areas can be provided on sites, particularly where there are adequate services and infrastructure, avoids access conflicts with vehicles and public transport on main roads, and is not located within a heritage overlay.
52. In this context, the development is considered to align with the strategic direction is out within the planning policy framework in this part of Prahran for the following reasons:
- Given that the site is positioned within a 'substantial change area,' it is considered appropriate that a development of higher density and scale (compared to that which currently exists) can be supported. This aligns with the purpose and objectives of clause 16.01 and the purposes of RGZ2 which encourages higher density development on land that is well serviced by infrastructure and amenity.
 - The design response is site-responsive and adequately optimises the redevelopment of the site, and achieves a high-quality architectural outcome, while ensuring a high degree of internal amenity for future residents. This is consistent with Clause 15.01-1S.
 - While the development exceeds the maximum building height under the RGZ2, this is acceptable having regard to the site's strategic policy context, the size of the land, the absence of any heritage overlays on the site, and the avoidance of unreasonable off-site amenity impacts consistent with clause 15.01-1S. This is discussed in further detail below.
 - The overall massing of the development provides an appropriate response. Above the podium, the upper form has been setback from the front, side and rear setbacks, consistent with the outcomes sought under clause 15.01-2L-01.
 - The proposal incorporates a high degree of sustainability initiatives throughout the development adopting a range of appropriate strategies relating to energy performance, indoor environment quality, integrated water management and urban ecology, consistent with that which is sought under clause 15.01-2L-02. This is discussed further below.
53. Overall, the proposed development responds appropriately to the strategic direction that has been established for this part of Prahran and the substantial change areas.

Built Form, Layout and Height

54. Clauses 15.01-2S (Building Design) encourages new building design outcomes that positively contribute to the strategic and cultural context, and to ensure that a comprehensive site analysis forms the starting point of consideration of height and scale.
55. Clause 16.01-1L-01 (Housing Supply and Diversity) locates the subject within a substantial change area and encourages that majority of new residential development to locations with the highest level of accessibility to both an activity centre and the Principal Public Transport Network, and away from the residential hinterland.



63. The proposal reaches a maximum height of approximately 22m and 6-storeys. This exceeds the maximum height specified in the zone.

64. The overall height of the building has been assessed and is considered to be acceptable for the following reasons:

- The overall massing of the building is such that the upper levels are generally recessed from the floors below. This ensures that the built form will be broken up to avoid unreasonable visual impacts when viewed from the surrounding context.
- The development avoids a boundary-to-boundary outcome and the overall building is designed to be set back from the side boundaries to largely comply with the requirements of clause 55.02-3 (Side and rear setback), including that part of the site where it is adjacent to land zoned within the GRZ10 and NRZ3. Refer to Figure 7.
- The building will be taller than any other building within the current context and there will be a clear difference between the existing building heights and the proposal. However, this is a circumstance that is contemplated by clause 15.01-2L-01, given the difference of zoning between the subject site and adjoining properties.
- The building does not result in any unreasonable outlooking or overshadowing to surrounding residential properties, when compared to that of a fully compliant 4-storey outcome (refer to below assessment).

65. Overall, the building height is acceptable.

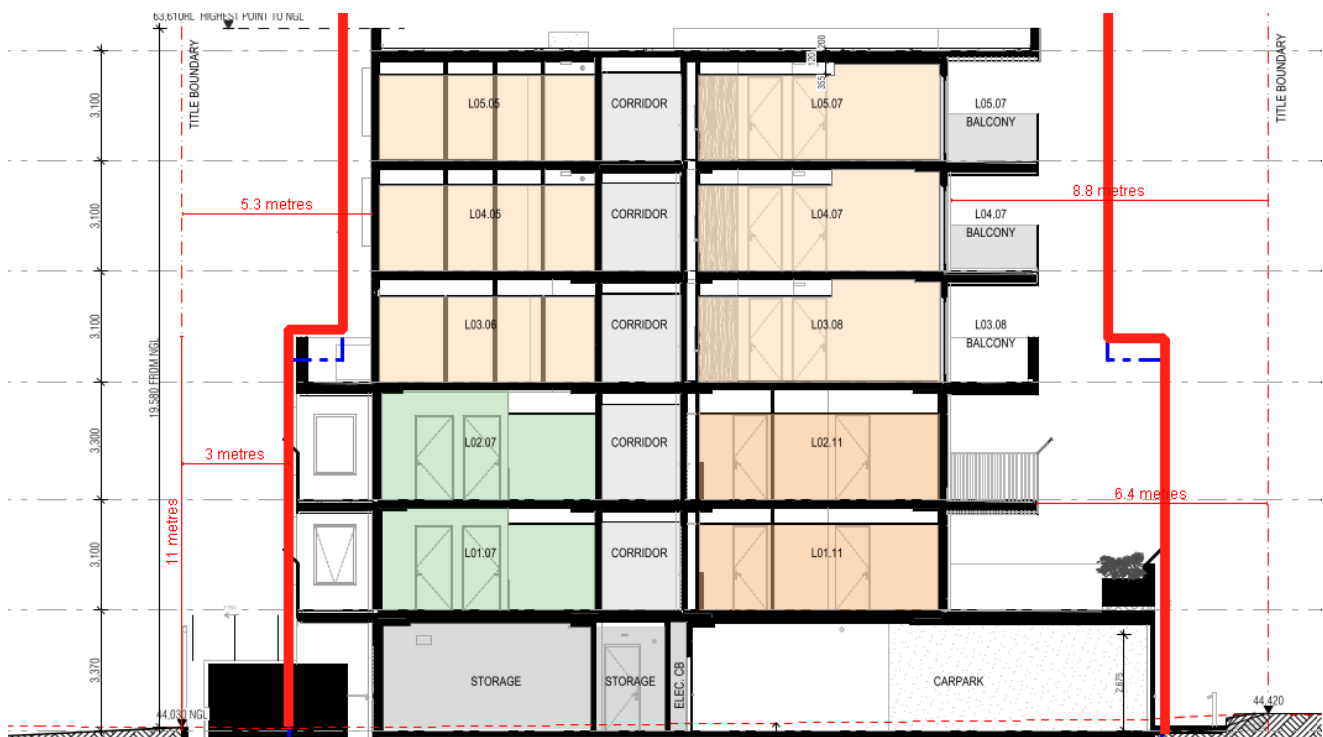


Figure 7 - Extract of a typical section of the building showing compliance of the proposal against clause 55.02-3 where adjacent to the GRZ10 and NRZ3.

Assessment against Preferred Neighbourhood Character – General Strategies and Garden Suburban 1 Precinct

66. An assessment against the general built form guidelines and precinct specific guidelines has been undertaken to demonstrate that the proposal aligns with the neighbourhood character policy specifies within clause 15.01-5L:

General Strategies	DTP assessment
<i>Design upper levels to minimise visual bulk and limit other impacts</i>	As noted above, the upper floors of the development are generally setback to minimise



<i>on adjoining residential properties.</i>	unreasonable visual bulk to adjoining properties. Where adjacent to the land zoned within NRZ3 and GRZ10, the development is setback to largely comply with the requirements of clause 55.02-3 (side and rear setback). The modulation of the built form, and distinction between the lower and upper forms is evident throughout 3D renders and section drawings depicted above.
<i>Encourage new buildings to respond to the streetscape character in an innovative and contemporary manner.</i>	The chosen materials include a combination of brick, masonry and metal cladding, which will contribute towards a contemporary architectural built form.
<i>Avoid development that is out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).</i>	The building will be taller than any other building within the current context and there will be a clear difference between the existing building heights and the proposal. However, this is a circumstance that is contemplated by clause 15.01-2L-01.
<i>Limit the use of building materials, finishes and colours that are in stark contrast with the character of the streetscape.</i>	The chosen material is combination of brick, masonry and metal cladding, which will contribute towards a highly contemporary architectural built form that does not contain any mock heritage elements. The facades are appropriately articulated through windows and window hoods, masonry finishes and cut outs to create balconies and architectural features, all of which will create visual within the built form and avoid blank walls.
<i>Avoid blank walls.</i>	
<i>Avoid mock-historical style.</i>	
<i>Encourage a high quality of building detailing (such as the use of robust materials) and façade articulation including the use of recesses, verandahs, balconies, window openings and variations in materials and colours that references, without mimicking, the details of buildings in the area.</i>	
<i>Incorporate eaves in roof forms.</i>	
<i>Avoid high, solid front fencing.</i>	As noted above, within the front setback, the development will provide modest landscaping, bicycle parking and access to a substation. This is supported given that the presentation of surrounding dwellings to High Street has a diverse character, and not contain a traditional 'front garden' character.
<i>Ensure front fences:</i> <ul style="list-style-type: none">• <i>Complement the predominant style of front boundary treatments in the street.</i>• <i>Retain views to dwellings and gardens.</i>• <i>Use materials consistent with the dwelling style and era.</i>	The development incorporates a high wall to High Street, though its appearance will be softened by landscaping.
<i>Retain established or mature trees where possible and provide for the planting of new canopy trees in front and rear setbacks.</i>	New tree planting opportunities are provided for within and around the subject site. As noted below the extent of tree removal is acceptable.
<i>Set back basements from all property boundaries to allow for in-ground planting.</i>	N/A – the development does not include a basement.



<i>Limit high site coverage, including at basement level, that prevents adequate landscaping opportunities.</i>	New landscaping and tree planting opportunities are provided for within and around the subject site, noting that the development has only a 56% site coverage, well below the permitted 70% site coverage for a RGZ, and a minimum of 21% site permeability.
<i>Minimise hard paving and use permeable surfaces as an alternative to impermeable hard surfacing.</i>	
<i>Limit the number of additional crossovers.</i>	The development will only have one crossover to Florence Street. The crossover to High Street will be reinstated to kerb and channel.
<i>Maintain consistent siting patterns, including by reinforcing the existing building setback pattern along the street.</i>	The development avoids a boundary-to-boundary outcome and is set back from its side boundaries to promote landscaping opportunities.
<i>Allowing for greater change in a substantial change area (where higher density development is directed).</i>	The subject site is located within a substantial change area. It is considered appropriate that a development of higher density and scale (compared to that which currently exists) is acceptable. The design response is site responsive in that the design adequately optimises the redevelopment of the site, while ensuring a high-quality architectural outcome, while ensuring a high degree of internal amenity for future residents.
<i>Allowing high front fences on main roads where they provide approximately 20 per cent permeability and recesses for landscaping, where this forms part of the character of the area.</i>	The development incorporates a high wall to High Street, though its appearance will be softened by landscaping.
<i>The provision of canopy trees with the capacity to grow to at least 5 metres in height and with a 6 metre canopy spread at maturity.</i>	New canopy trees are contemplated within the landscape plan incorporating trees capable of reaching 5m in height.

Garden Suburban 1 Guidelines	DTP assessment
<i>Maintain the character of the Garden Suburban 1 (GS1) precinct, comprising leafy streetscapes with a range of Victorian, Edwardian or Interwar era and contemporary buildings set in established garden surrounds.</i>	Given that the character of surrounding dwellings to High Street is diverse, and does not feature a traditional 'front garden' pattern, new landscaping and tree planting opportunities are provided for within and around the subject site
<i>Encourage the retention of Victorian, Edwardian and Interwar era buildings that are intact and in good condition.</i>	N/A – the subject site did not contain any Victorian or Edwardian or interwar era buildings, noting that the site is not located within any nominated heritage overlay.
<i>Encourage new buildings or additions to offer innovative and contemporary design responses while complementing the key aspects of form, general one-two storey scale and design detail of the older buildings.</i>	The chosen material is combination of brick, masonry and metal cladding, which will contribute towards a contemporary architectural built form.
<i>Avoid boundary-to-boundary development.</i>	The development does not propose any boundary-to-boundary treatment and sufficient landscaping opportunities have been provided for within and around the subject site.
<i>Provide adequate space between and around buildings to accommodate vegetation.</i>	



Where garden spaces are small, provide landscaping to contribute to the landscape quality of the streetscape.

Minimise the loss of soft landscaping to front garden areas.

The streetscape along High Street is diverse consisting of properties with limited front garden and / or hard surfaces. The development incorporates a front garden character with meaningful landscaping opportunities.

Locate car parking structures behind the front façade of the dwelling fronting the street.

The car parking is positioned behind the development and integrated within the overall development. It is noted that Florence Street is a diverse streetscape comprising of dwelling frontage and back fences.

As such, it is considered that the back-of-house presentation of the car parking area to Florence Street is respectful of the existing context.

Provide either no front fence or a low, open style front fence.

The development incorporates a high wall to High Street, though its appearance will be softened by landscaping.

67. Overall, the proposal provides an acceptable response to the general neighbourhood character strategies and GS1 guidelines and, in-turn, an acceptable response to the neighbourhood character objectives for this part of Prahran.

Tree Canopy and Landscaping

68. Clause 15.01-1S (Urban Design) seeks to ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

69. The applicant included a landscape concept plan which provides a meaningful design for the proposed ground floor and the communal open space within the subject site.

70. The plan demonstrates that:

- A well-designed communal open space within the centre of the site containing casual recreation opportunities, which includes a range of landscaping planters, trees and low lying shrubs.
- Boundary planting along the eastern and western boundary consisting of low lying shrubs with meaningful landscaping within the front setback.
- Where possible, landscaping opportunities are provided within the future communal open spaces which consist of landscaping planters and small canopy trees, consistent with the requirements of standard D10.

71. As such, the proposal achieves an appropriate landscape and public realm outcome.

Detailed Design

72. The applicant submitted planning report outlining how the design response has been derived and how the existing context has informed the overall design. Refer to Figure 8 below.

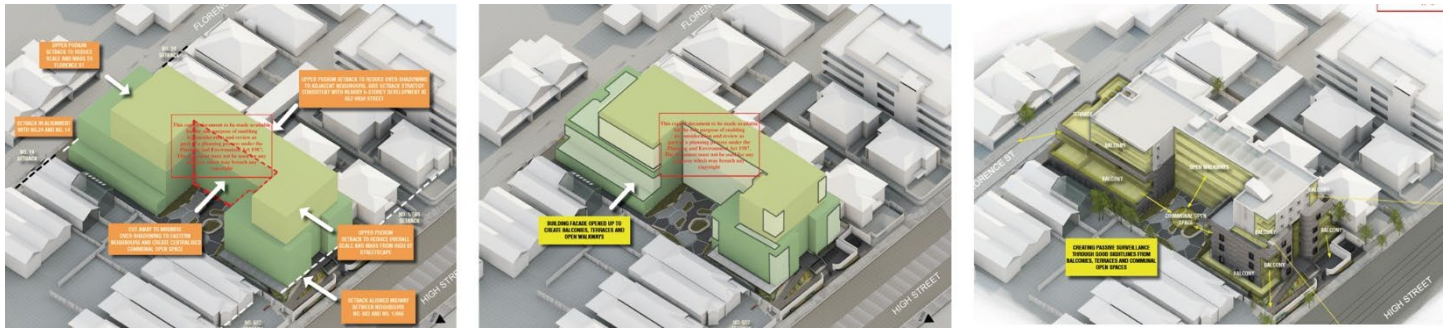


Figure 8 - Explanatory diagram of the how the architect has derived overall built form relative to the context

73. Overall, the proposal achieves an acceptable quality of design detail noting that:

- The overall massing is derived by a predominant 4-storey 'street wall' to High Street (where the interface is less sensitive) and transitions down to 3-storeys to Florence Street (where adjacent to the more sensitive residential interface). The remaining upper levels are then setback from its front, side and rear boundaries so as to be a recessive element and minimise the visual presence of the upper levels.
- The facades are appropriately articulated through the use of windows, window hoods, masonry finishes and cut outs to create balconies and architectural features, all of which will create visual within the built form.
- The chosen materials include a combination of brick, masonry and metal cladding, which will contribute towards a highly contemporary architectural built form. The applicant notes that the selected material is responsive to the surrounding context, and that the selected material will provide a high articulated façade.
- A material palette has been provided within the architectural plans, however, given the objective and commitment towards ensuring high quality materiality, it will be a condition of permit requiring a façade strategy to ensure that the commitments relating to the quality of the façade can be achieved.
- The car parking is positioned behind the building, accessed via Florence Street, and sensitivity integrated within the overall development ensuring that the car parking structure is appropriately screened from the public realm.

74. DTP officers accept the rationale in which the overall built form has been derived.

75. The architectural response is considered acceptable, subject to conditions.

BR1	BR2	GL1	GL2	ME1	FC1
BRICK	MASONRY WALL	GLAZING	OBSCURE GLAZING	METAL CLADDING	FIBRE CEMENT CLADDING
					

Figure 9 - Extract from the material schedule showing the types of cladding and features

Amenity and Microclimate

Overshadowing

76. Clause 15.01-2S seeks to ensure that new development minimises any impacts on neighbouring properties and the public realm. RGZ also specifies that where buildings on lots that abut another residential zone, the buildings and



works must need the requirements of Clauses 55.02-3 (Side and Rear Setback), 55.02-4 (Walls on Boundary), 55.04-1 (Daylight to existing Windows), 55.04-3 (Overshadowing Secluded Open Space), 55.04-4 (Overlooking) and 55.05-2 (Overshadowing domestic solar energy systems) along that boundary.

77. A series of detailed overshadowing diagrams have been provided as part of the application as the development will cause overshadowing to the adjoining properties.

Western Adjoining Properties (1, 3, 5, 7 and 9 of 666 High Street, and 24 Florence Street)


78. The submitted shadow diagrams show that the proposal causes additional overshadowing to the secluded private open spaces (SPOS) of these dwellings. As such, the proposal does not comply with the requirements of clause 55.04-3 (overshadowing to secluded private open space).
79. It is also noted that the advertised plans also did not identify a series of glazed doors associated with a dining/living room for 7/666 High Street. This has also been taken into consideration within DTP's assessment.
80. Having considered the design response and the relevant decision guidelines, a variation can be supported for the following reasons:
- The shadow diagrams show that a number of habitable windows and SPOS areas of these single storey homes will be in shade until approximately 11:30am, after which, shadowing to these spaces will be removed.
 - This means that homes will receive daylight access towards the afternoon and the useability of these spaces will not be unreasonably reduced.
 - A comparative shadow analysis was provided, which confirms that the extent of overshadowing of the design response is not worse than that of a fully compliant 4-storey form.
 - Given that the area is located within a substantial change area, this is – on balance – considered to be an acceptable outcome.

Eastern Adjoining Properties (682 High Street and 14 Florence Street)

81. The submitted shadow diagrams show that the proposal causes additional overshadowing to the SPOS of these dwellings. In this context, the proposal does not comply with the requirements of clause 55.04-3 (overshadowing to secluded private open space).
82. Having considered the design response and the relevant decision guidelines, a variation can be supported for the following reasons:
- The shadow diagrams show that the SPOS of these single storey homes will not be shaded until around 1:30pm. This means that homes will receive daylight access in the morning and early afternoon, noting that this does not unreasonably reduce the useability of these spaces.
 - A comparative shadow analysis was also provided, which revealed that the extent of overshadowing to these SPOS areas is in fact better than that of a fully compliant 4-storey form.
 - Given that the area is located within a substantial change area, this is – on balance – considered to be an acceptable outcome.

Solar Panels on 14 Florence Street

83. The development will cause overshadowing to solar panels which are located on the roof of 14 Florence Street. Where directly opposite of the solar panels, the development is not setback in accordance with the requirements. As such, the proposal also does not comply with clause 55.05-2 (overshadowing domestic solar energy systems).

- 
84. Detailed shadow diagrams confirm that the solar panels on the roof of 14 Florence Street will be affected by the shadows cast by the proposed development after 2:30pm. In particular, the solar capabilities of 14 Florence Street will be somewhat reduced after this time.
85. Having regard to the decision guidelines, the following is noted:
- The solar panels are located on the western side of the (gable) roof, which means that the solar panels are facing towards the land that is zoned RGZ.
 - There are still future opportunities for solar generation on the eastern side of the gable roof for this home, which will not be affected by the proposal.
86. Overall, the proposal does not cause any unreasonable overshadowing to neighbouring SPOS or solar panels of adjoining land.

Overlooking

87. The submitted survey and architectural drawings show that there are a number of neighbouring SPOS areas within 9m of habitable rooms window of the proposed development. As such, the potential for overlooking into these areas has been assessed in detail.
88. At ground level, there is no potential for ground floor apartments to overlook the neighbouring SPOS areas given that views will be obstructed by the boundary fence.
89. At the first and second floor, all balconies have been provided with a 45 degree overlooking screen. This will prevent direct views downward into neighbouring SPOS, but will preserve horizontal views to ensure good amenity outcomes for residents.
90. For the remaining levels above, there are no direct views into neighbouring homes' SPOS areas and the views will be predominantly to house roofs.
91. As noted above, the advertised plans did not identify a series of glazed doors associated with a dining/living room for 7/666 High Street. As such, there are potentially direct views into these doors and window from Apartment 1.06, 2.06, 3.04, and 3.05. Accordingly, it will be a condition of permit requiring that a 45-degree privacy screen is also provided to these apartments.
92. Overall, the proposal will not result in unreasonable overlooking, subject to conditions.

Internal Amenity

93. Clause 16.01-1S (Housing Supply) seeks to facilitate development that adopts best practice through a combination of methods and provides a high level of internal amenity.
- The individual apartment plans demonstrate that the internal circulation paths and bathroom configurations are compliant with clause 58.05-1 (Standard D18 – Accessibility).
 - All apartments are provided with a balcony as sought by clause 58.05-3 (Standard D20 – Private Open Space).
 - The dimensions of bedrooms and living room areas comply with the requirements of clause 58.07-1 (Standard B26 – Functional Layout).
 - 100% apartments are capable of natural ventilation through cross breeze paths, complying with clause 58.07-4 (Standard D29 – Natural Ventilation).
94. The submitted ESD report provides a daylight analysis of all the apartments demonstrating that it will be capable of an appropriate degree of natural lighting into the apartments.
95. As such, it is considered that the apartments are capable of achieve an acceptable degree of internal amenity.



Noise Impacts

96. The proposal has been designed to minimise potential impacts from noises sources including High Street.
97. A majority of the services are located on the rooftop. However, it is unclear whether these services will be acoustically treated so as to avoid unreasonable noise impacts to surrounding properties.
98. The layouts of new dwellings are appropriately designed to minimise noise transmission, including the use of specific glazing treatments, while dwellings are generally well positioned away from mechanical plants, lifts and building services.
99. Nonetheless, it will be a condition of permit requiring that where appropriate and possible, the recommendations of the acoustic report are annotated on plans.
100. Overall, subject to conditions the proposal is acceptable from an acoustic perspective subject to conditions.

Wind

101. The application has included an environmental wind assessment through a desktop study, rather than the wind tunnel test. The desktop study has revealed that the proposal will not result in any unreasonable wind impacts and accordingly requires no design modification. This is considered acceptable.
102. Given that the wind report also noted that the site did not exhibit any complex flow patterns it therefore does not require any wind tunnel testing.

Car Parking, Vehicle Access, Waste Management

Car Parking

103. The proposal provides a total 5 car parking spaces positioned towards the rear of the site.
104. The provision of car parking falls below the minimum requirement of 30 spaces, required by clause 53.23-2 and therefore a reduction of 25 spaces is required.
105. The provision of car parking has been assessed and a reduction is acceptable for the following reasons:
 - A reduced provision of on-site car parking is consistent with the objective of clause 18.01-3L (sustainable transport), which seeks to encourage new development support the prioritisation of transport modes in the following order: walking, cycling, public transport, multiple occupancy vehicle and single occupancy vehicles. Given the strategic context of the surrounding area, and convenient accessibility and availability of public transport – the likelihood future residents relying on public transport is high.
 - The proposal provides 5 spaces on-site and 30 bicycle spaces – that essentially means that while on-site car parking is available, the development is prioritising future residents rely on either walking or cycling. This is consistent with local policies under clause 18.01-3L.
 - The proposal represents a reduction of 25 car parking spaces. The reduction is supported as the absence of on-site car parking is appropriately off-site by the availability of public transport within this area. This will encourage future residents to rely on public transport and other alternative modes of transport other than a private vehicle.
 - Local planning policy aims to encourage new development to shift focus away from car dependency. This policy objective is further reflected by the fact that the subject site is located within a ‘Category 3 – Metro’ area, which means that were this a privately led development, there would be zero requirement for any car parking spaces to be provided on-site.
106. Almost all submitters oppose the proposed reduction of car parking requirements and a traffic engineering statement (prepared by RedSquare Traffic, dated 30 March 2026) was provided that stated that the publicly



advertised traffic impact assessment (prepared by prepared by WGA, Revision E, dated 20 February 2026) contained incorrect technical data, flawed assumptions, and an incorrect assessment of the proposal against clause 52.06. A review of that report's findings has been undertaken within the table below.

Redsquare Traffic Report (Submitters) summary consideration	DTP assessment
<p>Accurately verify that the proposed on-site parking provision of five (5) spaces is adequate for 50 dwellings, particularly given the 83% reduction sought from the statutory minimum.</p>	<p>A reduction of 25 parking spaces is supported given the surrounding strategic context and availability of public transport, as noted above.</p>
<p>Assess the availability and suitability of surrounding street parking for residents, including overnight and long-term parking requirements.</p>	<p>DTP officers acknowledge that the on-street car parking within surrounding street of Airlie Avenue and Kelvin Grove is utilised by a combination of local residents and visitors to the area.</p> <p>Though it is noted that:</p> <ul style="list-style-type: none"> • On-street car parking is a shared amenity for the whole community. • At present, on-street car parking is unrestricted and therefore is permitted to be utilised by different members of the community at various hours of the day for different purposes. • The availability of on-street car parking fluctuates during the course of the day due to residents (without a private driveway) and visitors (to surrounding businesses and health clinics). This is to be expected of any residential street that is positioned near services and amenities. • Should on-street car parking arrangements on Airlie Avenue and Kelvin Grove become no longer suitable for the whole community, it is open to Stonnington City Council to consider the implementation of on-street parking restrictions such as parking permits or timed restrictions. • It is unknown what the preferred travel mode of any future resident will be.
<p>Evaluate the impact of the narrow carriageway of Florence Street (3.8 m) on vehicle manoeuvring, including potential conflicts with larger vehicles.</p>	<p>Given that Florence Street is a narrow carriageway, it is a one-way only direction.</p> <p>DTP officers are unable to comment on vehicles being permitted to mount the kerb to park their cars which results in blocking the footpath, and that the kerb-mounted parked vehicles necessarily will obstruct the footpath. This is not relevant to the planning merits of the proposal.</p>
<p>Review pedestrian accessibility along Florence Street and Kelvin Grove, taking into account vehicles mounting footpaths, waste bins obstructing footpaths, and other street furniture or obstructions.</p>	<p>However, it is noted that only one side of the Florence Street is restricted.</p> <p>Carriageways such as Florence Street necessarily need to serve residents' every days needs such as placing waste bins for collections and the like – this will inevitably result in a temporary obstruction of the footpaths.</p>
<p>Assess the waste storage and collection arrangements, including the need for manual wheeling of bins and potential interference with pedestrian and vehicle movements.</p>	<p>As discussed below, the applicant will be modifying its waste collection practices to ensure that waste collection occurs wholly within the site, parallel to Florence Street, and does not impact pedestrian or traffic flow on Florence Street.</p>
<p>Undertake a swept path analysis of the proposed on-site car park to ensure vehicles can safely manoeuvre and park.</p>	<p>The dimensions of the layout of the car parking have been assessed to comply with the requirements of clause 52.06-9.</p> <p>The layout enables all vehicles to enter and exit the site in a forward direction.</p>
<p>Undertake a swept path analysis for waste collection vehicles to verify safe access along Florence Street given existing on-street parking, with respect to existing No Standing parking controls.</p>	<p>As discussed below, the applicant will be modifying its waste collection practices to ensure that waste collection occurs wholly within the site, parallel to Florence Street, and does not impact pedestrian or traffic flow on Florence Street.</p>



Consider the impact of parking and manoeuvring on infrastructure and neighbouring property access.

Both traffic reports confirms that the expect traffic generation from this site is expected to be negligible.

The applicant will be modifying its waste collection practices to ensure that waste collection occurs wholly within the site, parallel to Florence Street, and does not impact pedestrian or traffic flow on Florence Street.

The development does not otherwise cause any unreasonable impacts to access of neighbouring properties.

Review the applicability of Walk Score and other statistical measures, particularly in light of observed on-site constraints affecting pedestrian access.

DTP officers make no comment regard the applicability of the “Walk Score” as this is generally a marketing summary of the subject site.

DTP notes the following physical attributes of the site:

- The subject site has access to High Street – a street that contains dedicated footpaths that forms part of the existing movement network.
- There are ‘slow signs’ posted at the entry of Florence Street to encourage safe movement of drivers.
- Florence Street necessarily need to serve residents’ every day needs such placing waste bins for collections and the like – this will inevitably result in a temporary obstruction of the footpaths. The proposed development has little impact on this existing arrangement.
- This proposed development has not caused cars being mounted on one side of the footpath.

Assess the relevance of assumptions regarding cycling infrastructure and public transport usage for the aged 55+ resident demographic.

The submitted WGA traffic report has provided a factual analysis / observation of the availability of cycling infrastructure.

DTP officers consider that the WGA traffic report is not asserting that that all residents will be wholly relying on bicycle, but the provision of bicycle on-site is simply one additional mode of transport, available to future residents beyond that of bicycle parking.

Given the strategic context of the surrounding area, and convenient accessibility and availability of public transport – the likelihood future residents relying on walking and public transport is high.

Confirm historical on-site parking provision and incorporate this into current parking deficit calculations.

It is noted that historical car parking provision is very different to that the requirements of 2026.

Evaluate whether the proposed parking and transport arrangements adequately meet the specific needs of an aged 55+ social housing development, including safe and accessible pedestrian routes to the premises.

As discussed earlier, local planning policy aims to encourage new development to shift focus away from car dependency. This policy objective has been further reflected by the fact that the subject site is located within a ‘Category 3 – Metro’ area, which means that were this a privately led development rather than in partnership with Homes Victoria, there would be zero requirement for any car parking spaces to be provided on-site.

The specific need of any individual resident is diverse; as such the development has balanced the development proposal with the broader strategic context.

Consider the appropriateness of the proposed access arrangement from Florence Street, having regard to the constrained carriageway width, high on-street parking demand, and observed pedestrian conflicts, and assess whether access via High Street would provide a safer and more functional outcome, in my opinion, subject to review and approval by the Department of Transport and Planning (DTP).

Given that the subject site has an alternative access from Florence Street, the use of this street for vehicle access is preferred over a major road (High Street).

This is consistent with the purposes of clause 52.29 of the Stonnington Planning Scheme, noting that the application will reinstate the High Street vehicle cross back into kerb and channel.

Head, Transport for Victoria does not object to this arrangement.

107. Accordingly, the provision of car parking is acceptable on balance.



Vehicle Access

108. The vehicle access has been fully assessed and, noting that the proposal relies on primary vehicle access from Florence Street, is acceptable.
109. The car parking layout has also been assessed and the following is noted:
- The car park has been designed to be integrated with the overall building design such that the presence from both streets is not prominent.
 - The width of the car parking spaces is 2.6m and the depth of the spaces is 4.9m, which complies with the requirements.
 - The aisles widths are 6.4m, which complies with scheme requirements. The width allows for efficient two-way traffic flow, without resulting in any internal vehicle conflicts.
110. Overall, the proposal provides an acceptable car parking and vehicle access arrangement.

Waste Management

111. A waste management plan was provided which generally confirms:
- A private waste contractor will be engaged to service the apartment building.
 - Waste storage areas are appropriate in size, located away from the public realm and reasonably convenient for future residents.
112. However, the waste management plan proposes that the waste truck will remain stationary for up to 5 minutes on Florence Street while waste is collected from the site.
113. DTP officers do not support this arrangement.
114. In response, submissions were put forward by the applicant's waste engineer asserting that this would not result in unreasonable traffic conflicts and is commensurate to that of a council waste truck / collection service.
115. DTP officers do not accept this justification:
- Florence Street is a narrow one-way street and provides primary vehicle access for multiple residents whose dwellings face onto Florence Street. A stationary waste truck will unreasonably impact / block efficient traffic flows, as waiting vehicles do not have an opportunity to go around the truck
 - A council waste collection truck does not remain stationary for longer than 5 minutes, noting that it simply collects and moves onto the next property in a prompt manner.
116. For this reason, DTP officers will require that all waste collection occurs from within the subject site, and no waste truck is permitted to remain stationary on Florence Street.
117. The applicant has advised that this can be achieved by providing a mountable kerb along Florence Street (where adjacent to the site) such that the waste truck can park parallel to Florence Street and remain wholly within the subject site, while waste collection occurs. This will not impact vehicles using Florence Street.
118. An indicative sketch and swept path diagrams for 6.4m long mini rear loader vehicle were provided to DTP officers demonstrating that there is sufficient space to achieve this. Refer to Figure 9.



127. As noted above, the council provided officer level feedback on 27 January 2026. The comments have been considered within the table below:

Council recommended condition	DTP assessment
<i>1. The site is located within the Residential Growth Zone – Schedule 2 (RGZ2) which applies a mandatory height limit of 13.5 metres. The proposal has a height of 20.90 metres, which is a substantial exceedance of the RGZ2 mandatory height control. Whilst it is acknowledged that Clause 53.23 (Significant Residential Development with Affordable Housing) allows the Responsible Authority to vary the building height requirements, the development proposes an exceptional exceedance in the context of the surrounding area.</i>	Noted
<i>2. The proposal provides minimal transition in scale to surrounding properties. Whilst the site is of an appropriate size and location for this type of development, the height and scale do not align with policy expectations and should address height limitations in the Residential Growth Zone and the surrounding established and emerging built form.</i>	This has been assessed above.
<i>3. Concerns are raised regarding the setbacks proposed to the western boundary, noting that the setbacks from the eastern boundary are generally acceptable. A minimum 4.5 metre setback to both side boundaries would provide an equitable outcome.</i>	The proposed setbacks are compliant, as assessed above.
<i>4. Council also has substantial concerns with the ground floor presentation of the development towards High Street. The frontage comprises a large substation, visitor parking, access ramp and stairs through the middle of the site. These services, in particular the substation should be better integrated into the site and overall development. Furthermore, there is minimal space within the front setback for meaningful landscaping and planting to assist in softening the development’s presentation to the streetscape, and contribution to the existing garden suburban character of the area.</i>	This has been assessed above.
<i>5. The ground floor interface to the rear at Florence Street is also of concern. The proposal has responded to this interface as a “back of house” laneway, rather than a street with properties to the south directly interfacing the subject site. The surface level car park to Florence Street is an exceptionally poor outcome from an urban design perspective. Service zones should be relocated off the street interface, with dwellings provided at ground floor to allow for activation and appropriate street integration.</i>	
<i>6. There is also concern with the height and setbacks of the development above ground floor to the Florence Street interface. The upper-level setbacks are insufficient regarding the adjoining land within the Neighbourhood Residential Zone (NRZ). The proposal will result in unreasonable visual bulk, mass and scale to this local streetscape and surrounding residential properties. A more sensitive transition to the adjoining properties is required. The proposal should be designed in accordance with Clause 32.07-11 and ensure that the interface to land within the NRZ meets requirements of Clause 55.02-3, 55.02-4, 55.04-1, 55.04-3, 55.04-4 and 55.05-2.</i>	This has been assessed above.



7. *The dark brick materiality is out of character with surrounding built form. A lighter toned material or more complementary red brick should be utilised to reduce visual bulk and the urban heat island effect.* This has been assessed above.

8. *The proposal seeks a substantial reduction in the car parking provision from the requirements of Clause 53.23. There are concerns that the proposed car parking provision will not appropriately service future occupants of the building. Whilst it is acknowledged the site is along the No. 6 Tram route on High Street and close to the small neighbourhood village 'High on Orrong', the site is still some distance from essential services and amenities such as supermarkets. Future occupants will not be able to rely on on-street car parking in surrounding areas, due to existing clearways along High Street and ineligibility for resident parking permits.* This is assessed above.

9. *There are concerns with the internal amenity of some of the proposed apartments, including:* Overall, the layout is considered to be appropriately optimised.

- Poor daylight access to dwellings on the western interface where bedrooms rely solely on daylight access from windows to a balcony.* The west facing bedrooms windows are fitted with hoods to ensure adequate sun shading while providing good daylight access.
- The floor plate of L03.07 should be flipped so that the kitchen and living areas are adjacent to the communal garden terrace.* It is also noted that these dwellings are single aspect apartments and comply with the requirements of clause 58.07-2.
- Habitable room windows should be provided with external shading to ensure that the development is not exposed to excessive solar heat gain.*

10. *There is an over-reliance on screening to limit overlooking, which reduces internal amenity, overall articulation, modulation and exacerbates visual bulk, particularly on the east and west side elevations.* This is assessed above.

11. *Insufficient space for meaningful planting, landscaping and canopy trees is proposed around the periphery of the building and within the front and rear setbacks, due to the impervious surfaces and site coverage. A greater number of canopy trees should be planted around the perimeter, considering the large size of the site and the proposal to remove existing trees and landscaping. An improved landscape response and increased canopy coverage will assist with softening the overall built form.* This is assessed above.

the application should not be approved without due consideration of the above matters to ensure the development does not unreasonably impact on the character and amenity of the surrounding area. This is assessed above.

Response to matters raised in objections not previously considered

128. As noted above, 56 objections have been received raising concerns with height, bulk and massing neighbourhood character, landscaping and tree removal, traffic and lack of on-site car parking, off-site amenity impacts, waste management, loading and unloading, inadequate public notice period, construction impacts, concerns of using ministerial pathway not council, operational management, and presence of asbestos and illegal demolition of buildings.

129. A majority of these concerns have been addressed through the assessment, however the remaining concerns are responded to as follows.



- *Insufficient notice period*
130. Notice of the application was undertaken in accordance with the requirement of section 52 of the *Planning and Environment Act 1987* for a period of 14 days.
131. No submission from any party was rejected.
132. It is noted that DTP officers have continued to accept submissions up until the date this report was finalised, even after the notice period had concluded. This was reiterated to residents who contact DTP officers directly.
- *Construction impacts, asbestos and illegal demolition of buildings*
133. It is noted that the subject site is not affected by any heritage overlays or similar that would have otherwise triggered planning permission for demolition.
134. As such, any concerns relating to demolition or asbestos removal is required to be addressed by the relevant Building Surveyor that was appointed to oversee demolition.
135. Construction impacts will be addressed through any future construction management plan that may be required by Stonnington City Council's local law process or the building permit process.
- *Using Ministerial pathway rather than council planning processes*
136. Clause 53.23 is a voluntary planning pathway for eligible applicants. There is no mandatory obligation by applicants to utilise this pathway.
- *Operational management*
137. The use of land for dwellings is a section 1 (no permit required) use and therefore there is no requirement for any operation management plans or similar.
- *Loading and unloading*
138. The application is for a resident apartment building and therefore loading and unloading provisions will be different to that of a commercial building. It is considered that any vehicles or similar seeking to make deliveries to the subject site will utilise on-street car parking on High Street, given that the primary entrance to the building is on High Street.



139. The proposal is consistent with the relevant planning policies of the Stonnington Planning Scheme.
140. The application was referred to Head, Transport for Victoria which does not object subject to conditions.
141. Stonnington City Council was notified and objected to the application. The council's comments have been considered in detail within the body of this report.
142. The application was advertised, 56 objections were received and the matters raised have been considered within the body of this report.
143. It is **recommended** that:
 - a. Planning permit PA2604170 be issued subject to conditions.
 - b. The applicant, Head, Transport for Victoria, submitters and the council be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [REDACTED]

Title: Senior Planner, Development Assessment

Signed: [REDACTED]

Phone: [REDACTED]

Dated: 14 May 2026

Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [REDACTED]

Title: Manager, Development Assessment

Signed: [REDACTED]

Phone: [REDACTED]

Dated: 14 May 2026

Appendix A: 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>An urban context report prepared by H2O Consultants.</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>A town planning and urban context report prepared by Urbis and H2O Architects has been provided.</p> <p>The property explains how the proposal has been derived relative to its existing physical and policy 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 waive or reduce the requirement. 	<p>Complies</p> <p>A planning report prepared by Urbis explains how the proposal has responded to the relevant provisions of the Stonnington Planning Scheme, including clause 58.</p>



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 <p>As discussed within the body of the report, the proposal provides an appropriate balance between the planning policy objectives for this part of the Prahran.</p>
Standard D1 <ul style="list-style-type: none">The design response must be appropriate to the urban context and the site.The proposed design must respect the existing or preferred urban context and respond to the features of the site.	

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 <p>The proposal responds appropriately to the housing objectives as set out within clause 2.04 (Strategic Framework) and clause 16.01 (Residential Development) as discussed within the body of this report.</p>
Standard D2 <ul style="list-style-type: none">An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	

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 <p>The proposal responds appropriately to the housing objectives as set out within clause 16.01, noting the proposal incorporates one- and two-bedroom dwellings responding to the needs of future tenants.</p>
Standard D3 <ul style="list-style-type: none">Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	

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 <p>The subject site benefits from the provision of existing infrastructure around the subject site.</p> <p>In particular, the proposal will rely on the existing infrastructure within the established suburb of Prahran.</p>
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	

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 As discussed within the body of the report: <ul style="list-style-type: none"> The building has been generally designed so as to orient outwards (or inwards to a communal open space) ensuring a good sense of entry and identity from High Street. Along the front setback, the development provides modest landscaping, bicycle parking and access to a substation. This is supported. The development incorporates a high wall to High Street, though its appearance will be softened by landscaping. The façade will be appropriately activated and has been appropriately detailed The carpark will be concealed from the public realm. The service cabinets have been kept to a minimum and their visibility is diminished by detailed cladding.
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. 	

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 The proposal has been designed to ensure an appropriate degree of energy efficiency, noting the submitted ESD report commits to an appropriate degree of sustainability measures. This ensures that the proposal does not exceed an annual cooling load of 30MJ/m ² .
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 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

Objectives

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

Standard D7

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

Assessment

Complies

The proposal includes 50 dwellings and therefore is required to provide a minimum of 50m² of communal open space.
The plans show a ground level communal open space of approximately 230m² which incorporates new canopy tree planting.



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 	Complies At least 50% of the ground floor communal open spaces will receive a minimum of 2 hours of sunlight between 9am and 3pm on 21 June.
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. 	

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 The proposal has been appropriately designed to ensure a highly activated frontage to the public realms and well-designed to avoid the creation of any unsafe spaces within the development.
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. 	

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. 	Complies The standard requires a minimum of 223m ² of deep soil planting and 296m ² of canopy cover. The proposal provides a total of 293m ² of deep soil planting and 327m ² of canopy cover including at least 3 Type B trees. The proposal complies with the requirements.
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. 	

- *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 <p>The proposal will utilise a proposed vehicle access from Florence Street for future residents.</p> <p>The existing vehicle crossover along High Street will be reinstated to kerb and channel.</p>
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.	<p>Persons associated with delivery, service and emergency vehicles are capable of utilise car parking along High Street, noting that the parking along High Street will provide direct access to the main building entrance.</p>

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 <p>The design includes car parking within towards the rear of the building. The arrangement is reasonable and close to the lobby for the dwellings.</p>
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.	<p>The car parking area is not located within close proximity to any habitable room or windows.</p>

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, subject to condition. <p>The proposal includes a range of ESD initiatives to minimise the reliance on potable water.</p> <p>As noted within the body of the report, it will be a condition of permit to annotate all ESD initiatives wherever possible and wherever practical.</p>



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.

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.

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.

Assessment

Complies

The proposed setbacks have been assessed in detail and, subject to conditions, are considered to be appropriate. In particular:

- At ground floor, the provides a modest front setback to incorporate meaningful landscaping opportunities, noting the diverse character of High Street.
- The development avoids a boundary-to-boundary outcome. The building is generally well setback from both side and rear boundaries such that the rhythm and spacing commonly seen within the streetscape is maintained.
- The overall building is designed to be setback from its side boundaries to largely comply with the requirements of clause 55.02-3 (Side and rear setback), including that part of the site where it is adjacent to land zoned within the GRZ10 and NRZ3.
- All apartments are oriented such that they are oriented outwards towards the streetscape, or inwards into the communal open space areas.
- Where apartments are facing outward towards neighbouring dwellings, they have been designed / oriented to avoid direct views into neighbouring private open space.

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.

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.

Assessment

Complies

The proposal does not result in any unreasonable internal overlooking between apartments.

Noise impacts objectives

Clause 58.04-3

Assessment



Objectives

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

Standard D16

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

Table D5 Noise influence area

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

Note:

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

Complies

The proposal has been appropriately designed to ensure that dwellings are located away from noise sources such as the elevated rail corridor, lift core and mechanical plants (noting that most of the mechanical plant are located on the roof, appropriately screened).

An acoustic report was provided with the application confirming that the proposal will comply with the standard, subject to the adoption of certain design measures.

However, it will be a condition of permit requiring confirmation that all recommendations within the acoustic report are appropriate annotated on all elevations and plans.

Wind impacts objective

Clause 58.04-4

Objective

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

Assessment

Complies

The application has included an environmental wind assessment through a desktop study, rather than the



land.

Standard D17

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

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.

wind tunnel test.

The desktop study has revealed that the proposal will not result in any unreasonable wind impacts and accordingly requires no design modification.

The desktop study also noted no complex flow scenarios associated with the site and therefore did not recommend any wind tunnel testing in this instance.

This is considered acceptable.

Accessibility objective

Clause 58.05-1

Objective

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

Standard D18

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

Table D7 Bathroom design:

	Design option A	Design option B
Door opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door Design	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has 	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.

Assessment

Complies

More than 50% of dwellings have been designed to achieve compliance with either Design option A or Design option B.



	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>The building entrances to the different uses are visible and easily identifiable from High Street, and not mistaken with Florence Street.</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. Maintain clear sight lines. 	

Private open space objective

Clause 58.05-3	Assessment																						
<p>Objective</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents 	<p>Does not apply as per clause 53.23-2, given that the application is funded by the State of Victoria through Homes Victoria.</p>																						
<p>Standard D20</p> <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. 	<p>However, the proposal has been designed to ensure all dwellings are provided with a private open space in the form of balconies.</p> <p>For one and two-bedroom dwellings, a minimum of 8m² is provided, with a minimum of 2m in dimension when measured the external face of the relevant balustrade.</p>																						
<p style="text-align: center;">Table D8 Balcony size</p> <table border="1" data-bbox="151 1153 801 1630"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <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> </tbody> </table>	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	
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																				
<p style="text-align: center;">Table D9 Additional living area or bedroom area</p> <table border="1" data-bbox="151 1668 801 1783"> <thead> <tr> <th>Dwelling type</th> <th>Additional area</th> </tr> </thead> <tbody> <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> </tbody> </table>	Dwelling type	Additional area	Studio or 1 bedroom	8 square metres	2 bedroom	8 square metres	3 or more bedroom	12 square 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

Objective

- To provide adequate storage facilities for each dwelling

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

Assessment

Complies

For all one bedroom dwellings, the proposal provides a total of 10m³, within the dwelling.

For all two bedroom dwellings, the proposal provides a total of 12m³ within the dwelling.

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.

Standard D22

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

Assessment

Complies

The proposal has been designed to have a clear delineation between the public and private realms.

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.

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.

Assessment

Complies

The proposal includes service cabinets at the ground floor, along High Street however has been appropriately integrated within the overall design. Mailboxes and utility areas are clearly shown on the ground floor plans.



Waste and recycling objectives

Clause 58.06-3	Assessment
Objectives <ul style="list-style-type: none">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.	Complies, subject to conditions <p>Discussed above. DTP officers accept a revised arrangement that will be secured by way of permit condition.</p>
Standard D24 <ul style="list-style-type: none">Developments should include dedicated areas for:<ul style="list-style-type: none">Waste and recycling enclosures which are:<ul style="list-style-type: none">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:<ul style="list-style-type: none">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.	

External walls and materials objective

Clause 58.06-4	Assessment
Objectives <ul style="list-style-type: none">To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.To ensure external walls endure and retain their attractiveness.	Complies <p>The proposal has been designed to minimise the presence of blank walls, while the body of the building utilises a high quality façade cladding providing a good degree of visual interest and articulation to the built form.</p>
Standard D25 <ul style="list-style-type: none">External walls should be finished with materials that:<ul style="list-style-type: none">Do not easily deteriorate or stain.Weather well over time.Are resilient to the wear and tear from their intended use.External wall design should facilitate safe and convenient access for maintenance.	



Functional layout objective

Clause 58.07-1	Assessment																	
Objective <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents 	Complies The dimensions of living areas and bedrooms for all dwellings have been designed to comply with the minimum dimensions for one and two bedrooms.																	
Standard D26 <ul style="list-style-type: none"> Bedrooms should: <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table D11. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <table border="1" style="margin-left: 40px;"> <caption>Table D11 Bedroom dimensions</caption> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13. <table border="1" style="margin-left: 40px;"> <caption>Table D12 Living area dimensions</caption> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>		Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres
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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"> To allow adequate daylight into single aspect habitable rooms 	Complies All single aspect habitable rooms do not exceed 9m room depth.
Standard D27 <ul style="list-style-type: none"> Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 	

Windows objective

Clause 58.07-3	Assessment
Objective <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Complies All new habitable room are designed with floor to ceiling windows which exceed the minimum dimension.
Standard D28 <ul style="list-style-type: none"> Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: <ul style="list-style-type: none"> A minimum width of 1.2 metres. 	



- *A maximum depth of 1.5 times the width, measured from the external surface of the window.*

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 100% of apartments have been designed to enable natural cross ventilation.
Standard D29 <ul style="list-style-type: none">• <i>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</i>• <i>At least 40 per cent of dwellings should provide effective cross ventilation that has:</i><ul style="list-style-type: none">○ <i>A maximum breeze path through the dwelling of 18 metres.</i>○ <i>A minimum breeze path through the dwelling of 5 metres.</i>○ <i>Ventilation openings with approximately the same area.</i>• <i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i>	

Appendix B: Part Clause 55 Assessment

The following tables provide an assessment of the proposed apartments against specific clauses of Clause 55 of the Stonnington planning scheme, as required by the RGZ.

Side and rear setbacks objective

Clause 55.02-3	Assessment
<p>Objective</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary responds the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings. 	<p>Complies</p> <p>The proposal is setback a minimum of 3 metres from the eastern and western boundary.</p> <p>Where the building is above 11 metres, the proposal is setback:</p> <ul style="list-style-type: none"> A minimum of 5.3 metres from the western boundary A minimum of 6.4 metres from the eastern boundary <p>This exceeds the minimum requirements under standard B2-3.2.</p>
<p>Standard B2-3</p> <ul style="list-style-type: none"> A new building not on or within 200mm of a boundary should be set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: <ul style="list-style-type: none"> B2-3.1: <ul style="list-style-type: none"> The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. B2-3.2 <ul style="list-style-type: none"> If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. 	

Walls on boundary objective

Clause 55.02-4	Assessment
<p>Objective</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings. 	<p>Complies</p> <p>The proposal does not incorporate any walls on boundaries.</p>
<p>Standard B2-4</p> <ul style="list-style-type: none"> A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot does not abut the boundary for a length that exceeds the greater of the following distances: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or 	



rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Daylight to existing windows objective

Clause 55.04-1	Assessment
Objective <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	Complies The building is sufficiently set back from both side boundaries to ensure a generous light court and sufficient daylight existing habitable room windows.
Standard B4-1 <ul style="list-style-type: none"> Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window. 	

Overshadowing secluded open space objective

Clause 55.04-3	Assessment
Objective <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	Variation required – objective met The submitted shadow diagrams show that the proposal causes additional overshadowing to SPOS areas of adjoining dwellings. As such, the proposal does not comply with this standard. This has been discussed above and found to be acceptable. As such, a variation can be supported.
Standard B4-3 <ul style="list-style-type: none"> The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or a small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced. 	

Overlooking objective

Clause 55.04-4	Assessment
Objective <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	Complies – subject to condition Discussed above. A condition of permit will require a 45-degree privacy screen to be provided to the identified apartments.
Standard B4-4 <ul style="list-style-type: none"> In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. 	



- *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

 - *Offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or*
 - *Has sill heights of at least 1.7 metres above floor level; or*
 - *Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level.*
 - *Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.*
 - *Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.**
- *Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.*
- *Screens used to obscure a view are:

 - *Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.*
 - *Permanent, fixed and durable.*
 - *Designed and coloured to blend in with the development.**
- *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.*

Overshadowing domestic solar energy systems objective

Clause 55.05-2	Assessment
<p>Objectives</p> <ul style="list-style-type: none"> • <i>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</i> 	<p>Variation required – objective met</p> <p>Discussed above. The shadows to the solar panels are not unacceptable.</p>
<p>Standard B5-2</p> <ul style="list-style-type: none"> • <i>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every meter of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i> • <i>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</i> • <i>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</i> 	<p>As such, a variation can be supported.</p>