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Great Design Fast Track Advice Report

Proposal: PPA-1135– ‘Hanover Street’, 8-storey apartment development
Address 64-70 Hanover Street, Fitzroy
To The Hon. Sonya Kilkenny MP, Minister for Planning
From OVGA
Date 04 February 2026

The proposal is being considered under Clause 53.25 Great Design Fast Track. The purpose of the clause is to facilitate innovative dwelling, apartment and mixed-use residential development that is of a high quality in its design, liveability and sustainability. The views of the Office of the Victorian Government Architect (OVGA) are required to inform decision making on eligibility for entry into the Great Design Fast Track planning pathway.

OVGA has reviewed the proposal against the Great Design Fast Track design principles. This report provides a summary of the review. OVGA have not reviewed the proposal for general planning compliance with other parts of the planning scheme.

Recommendation

OVGA support this proposal for entry into the Great Design Fast Track planning pathway.

Summary

The location, mixed typology and dwelling diversity of the proposal is supported. The overall site layout (courtyard model) and architectural expression of varied building characters (via materials and detailing) are well considered. The central landscaped courtyard and communal rooftop garden are critical inclusions of the proposal that provide significant resident amenity.

Key recommendations to address

- Elevating the sustainability ambitions and outcomes of the proposal by aiming for a BESS score above 70% is strongly encouraged.
- Further notations are required to confirm the approach to meeting ventilation requirements for apartments that do not show breeze paths on the plans.
- Address specific living and bedroom spaces as identified in the report to ensure they provide adequate outlook and daylight.
- Ensure all apartments provide sufficient kitchen and dining space for the number of occupants.
- Ensure all apartments include a private balcony or terrace of adequate size for comfortable use.
- Further notations are required to confirm the inclusion of step-free access to private balconies and terraces.
- Seek opportunities to enhance the communal circulation as the project develops.

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OVGA Assessment against the Design Principles

Project Documentation reviewed:

Appendix I, Architectural Documentation, prepared by SJB Architects, dated December 2025 (update received 19.12.2025)

Hanover Street, Fitzroy Landscape Architecture Schematic Design Report, prepared by Aspect Studios, dated 14.11.2025

Environmentally Sustainable Design Report, prepared by HIP V. HYPE, version 06 dated 13.01.2026

Planning and Urban Context Report, prepared by Tract, dated 05.12.2025

Memorandum of Heritage Advice, prepared by Lovell Chen, dated 03.11.2025

64-66 & 68-70 Hanover Street, Fitzroy, Great Design Fast Track, Response to OVGA Initial Observations, prepared by SJB Architects, Revision 01 dated 13.11.2025

64-66 & 68-70 Hanover Street, Fitzroy, DTP Presentation [Urban Context Report + GDFT Design Principles Report], prepared by SJB Architects, dated 12.09.2025

The proposal

The proposed development includes a 4 and 8-storey apartment building with 3-storey townhouses and two levels of basement (63 dwellings total). Dwellings include 14 x one-bedroom, 21 x two-bedroom, and 17 x three-bedroom apartments. There are four loft style apartments split over two levels including 3 x one-bedroom and 1 x two-bedroom 'duplex' apartments. Townhouses include 4 x three-bedroom and 3 x four-bedroom dwellings.

Principle 01: Neighbourly Homes

Enhancing local identity by embracing change and generating lasting social value

Summary of overall performance against principle: High

Neighbourhood fit and siting – building type, location, local networks, and street interfaces

- The building type and range of apartments plus townhouse dwellings is appropriate to the neighbourhood.
- The diverse range of 1-bedroom through to 3-bedroom apartments, and both 3 and 4-bedroom townhouses with lift access, supports a variety of households.
- The location provides excellent access to services, jobs, transport and open space.
- Pedestrian and vehicular entry points to the site are clearly separated for legibility and safety.
- The main entry from Hanover Street is legible and welcoming from the street. Wide sections of glazing allow views through the lobby from the street to the central landscaped courtyard, creating a unique identity for the building.
- A loggia and commercial tenancies set along the ground floor provide an active edge to Hanover Street. The loggia will provide a sheltered path and space to gather along the street, contributing positively to the public realm. **Note:** Future proofing strategies for dividing the spaces into smaller compartments have been demonstrated. Consider how non-commercial uses can be retrofitted if required in the future.
- Direct access into the townhouses set along Fitzroy Street and Brunswick Place, and the duplex apartments at the Hanover Street corner, is a critical positive aspect of the design providing resident convenience and an activated street. **Recommendation:** Individual dwelling entry gates should not overhang the footpath when in use.
- A second pedestrian entry is located on Fitzroy Street with decorative gates allowing visibility through to the central courtyard. This will encourage residents to move through the courtyard and provides a convenient route into the neighbourhood.

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- Vehicular access is provided off Brunswick Place allowing both the Hanover and Fitzroy Street interfaces (primary roads) to be left clear of vehicle movement.
- Integrated landscaped beds, secondary resident access to the bicycle store, and balconies at higher levels, help activate and provide passive surveillance to the Brunswick Place laneway. The increased activation along this boundary will improve perceptions of quality and safety of the street network for the wider community.
- The intent to underground the powerlines along Hanover Street is strongly supported to ensure the amenity of the dwellings directly on the site boundary facing the street.

Building height, form and relationship with nearby buildings – massing modulation, building separation, setbacks and impacts to amenity

- The overall building height is acceptable for the local and immediate area.
- Building massing responds effectively to the differing conditions of the site, the adjacent built form and the varying street corners and interfaces. The amenity impact on existing neighbouring properties is minimised.
- Massing is broken up into a family of distinct building forms, varying in height from three to eight storeys. These varied elements and separate forms help articulate the scale of the development allowing it to be read as a series of buildings, complementary to the scale and grain of the local area.
- A legible perimeter street wall along Hanover Street clearly turns the corner at Fitzroy Street. Setbacks at the upper levels of the apartment block reduce the perceived height from the street.
- The lower townhouse buildings along Fitzroy Street and Brunswick Place effectively transition between the higher apartment block form and the adjacent low-scale residential properties to the west.
- The clear break in the building form between the townhouses fronting Fitzroy Street to the west and the townhouses fronting Brunswick Place provides views into the site and signals the secondary site entry point.
- **Note:** The massing of the upper level of the northern block fronting Hanover Street impacts the central courtyard and limits solar access. Ensure the rooftop communal garden at the north-west corner is delivered in full and accessible to all residents.

Architectural design approach - form, external expression, materials and detailing

- The proposal contributes positively to the street through the considered building form, resolution of the façade expression, and use of enduring materials.
- The building form sets up a condition with multiple windows and balconies / terraces facing the streets to provide passive surveillance and activation.
- The separate building forms are differentiated through materials, colour and detailing, creating individual character to each block responding to the immediate street context.
- A considered palette of external materials is proposed creating a refined expression that should endure over time. Solid clay bricks with variation in laying patterns and colour tones provide depth, detail and texture to the lower levels. On the upper levels, coloured mix precast concrete panels with a light acid etch finish provide an integral and enduring finish.
- The experience of the pedestrian walking along the footpath around the site has been considered and includes interaction with a sheltered colonnade, partially enclosed terraces, private gardens with individual gates, and a variety of garden wall treatments with landscape integration.
- Powder-coated metal in a range of colours is used for decorative gates, screens and window shrouds, providing a layer of detail and finesse to the facades.
- The imagery of the proposal suggests high quality materials and considered detailing across the facades, contributing to the distinct character of the family of buildings.

Recommendation: It is critical that the quality, ambition and detailing shown in the renders is delivered through construction and is not reduced.

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Heritage considerations
<ul style="list-style-type: none"> The existing buildings on the site are identified as 'non-contributory' to the precinct and are proposed to be fully demolished. The proposed development is larger than other buildings in the immediate vicinity, and within the context of the fine-grain heritage setting of the South Fitzroy heritage precinct. However, the massing, location of setbacks, and concentration of building form and height to the east of the site, effectively respond to the context and seek to minimise impacts on the adjacent streetscapes. The material palette references and complements the mixed materiality of the buildings that make up the unique heritage character of the southern Fitzroy area.
Principle 02: Welcoming Homes
Creating welcoming and safe homes that promote a sense of family and community
Summary of overall performance against principle: Sound
Pedestrian entry journey experience from street to home
<ul style="list-style-type: none"> The removal of multiple existing vehicular cross-overs from Fitzroy Street and the addition of new trees in deep soil enhances the public realm, creating an improved journey along the footpath for residents and the wider community. The main entry off Hanover Street is welcoming and inviting from the footpath with good visibility into the lobby and communal courtyard beyond. Direct access to the duplex apartments and townhouses from the street helps activate the perimeter of the site and provides convenient direct access for residents. The secondary entry and path through the central courtyard from Fitzroy Street provide a convenient and welcoming access route into the neighbourhood. Note: This is an opportunity to create a secondary entry point off Fitzroy Street into the corridor at the back of the duplex apartments which would provide a convenient shortcut for residents and further activate the street. Across all levels the apartment lobby uses a window with outlook to the central courtyard, however is offset from the view directly out of the lifts. This is a missed opportunity to provide a direct connection to the nature and the neighbourhood. Within the apartment blocks, a limited number of individual dwellings are accessed off single corridors helping to foster a sense of community. Circulation corridors to the apartments are internalised in some areas with dead ends and corners that limit outlook and opportunity for residents to pause. Recommendation: Opportunities to increase the size of the windows into the lobby, reduce corridor lengths, and limiting circuitous routes to the individual apartment doors, should be explored as the project develops. Internal circulation corridor widths vary across the different corridors, with some appearing narrower than others. Recommendation: Ensure the widths of all circulation corridors are shown on plans. A minimum width of 1800mm is recommended for all corridors (greater for the lobby) to enable ease of moving furniture, community interaction and for residents to comfortably pass one another. The stairwell is internalised with no visual connection to the corridor. Note: Opportunities to provide visual connection between the stairwell and corridor should be explored to encourage everyday use by residents. Apartment entry doors are typically recessed from the corridor providing a welcoming threshold. Ensure the approach to materials and lighting, to identify and individualise the entries, is delivered to the standard shown in the SJB principles response report. Note: Upper-level apartments typically have a double leaf door with limited or no recess. Ensure materials, colour, lighting, etc, are used to achieve the same level of welcoming threshold as per the typical apartments.
Communal space qualities and location
<ul style="list-style-type: none"> The communal lobby at the main ground floor entry is well-located along the Hanover Street edge with visibility to both the street and through to the central courtyard.

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<ul style="list-style-type: none"> • The lobby provides a flexible gathering space for residents with generous floor area accommodating a variety of zones defined by furniture arrangements. • The lobby directly connects to the substantial central courtyard, a landscaped space that balances opportunities for social interaction with resident privacy and outlook. • A communal rooftop garden creates further resident amenity, incorporating canopy trees and sharing a design language with the central courtyard below. This space includes a barbeque and alfresco dining facilities. • The communal rooftop garden has good access to sunlight and views across the neighbourhood. This outdoor area balances the shaded central courtyard space, providing options for residents to access sunlight or shade throughout the day. • Recommendation: The central courtyard and communal rooftop garden are essential assets that contribute significantly to the shared amenity of residents. Both spaces need to be protected through delivery for use by all residents.
Bicycle parking amenity
<ul style="list-style-type: none"> • 32 double tier and 4 large bicycle stalls are provided for residents and commercial tenants within a secure bicycle store located on ground floor. Recommendation: Ensure larger cargo bicycles are comfortably accommodated within the bike store. • 12 bicycle parking hoop spaces are provided for visitors along Hanover Street. • Direct access to the resident bicycle parking facilities and glazing to the bicycle store help activate the existing laneway along the east of the site, improving the quality and safety of the street network for the wider community.
Carparking arrangements and impact
<ul style="list-style-type: none"> • The double level basement occupies a large area of the site, limiting opportunity for connected deep soil on the site. • Vehicle access to the basement is clearly separated from the pedestrian entry. • A single EV charging facility is provided at basement level, with the opportunity to upgrade all carparks with 7kw chargers in future. • Note: Confirm the approach to the basement storage units to ensure functionality and safety: layout, size and type of enclosure are important for access and protection of stored items. • Recommendation: Confirm the layout of the fire stair at the centre of the basement which appears offset across levels, with a door opening inwards onto landings and impacting path of travel.
Principle 03: Landscaped Homes
Enhancing local biodiversity, natural systems and connections to nature
Summary of overall performance against principle: Sound
Landscape quality and experience - aesthetics, spatial, shading, amenity, wind and sensory
<ul style="list-style-type: none"> • A high-quality landscape response and a considered planting scheme supports the amenity of the dwellings by providing shading and green outlook. • A cohesive approach to landscape across building levels forms a network of green spaces on site. • The central courtyard provides a welcoming sanctuary for residents, with a significant amount of planted area. • The proposed trees along Fitzroy Street help mark a sense of address to the townhouse and duplex dwellings and enhance the public realm. • The inclusion of planting on structure on levels 1, 3 and 4 will provide valuable green views and cooling benefits for residents. • Communal rooftop garden and facilities offer flexibility of use to support interaction between residents and add significant resident benefit and amenity.
Viability of landscape and planting – maintenance, resilience, climate and longevity
<ul style="list-style-type: none"> • Landscape character zones are responsive to their aspect and positioning.

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- Materials and furniture respond to the urban nature of the site and are hardwearing. They should endure over time with little maintenance.
- The selected native planting palette will support longevity and resilience, while also requiring less intensive maintenance than more exotic approaches.
- **Recommendation:** Appropriate irrigation and drainage will be essential to ensure the long-term viability of the trees in planters along Fitzroy Street and Brunswick Place and to all planting on structure – particularly in highly exposed areas.
- **Recommendation:** Provide a tap and floor waste to all balconies and private open space are to allow residents to cultivate their gardens.
- **Recommendation:** Ensure the small areas of garden with trees, in front of the townhouses along Fitzroy Street, are accessible for maintenance. These areas appear to be fully enclosed by fencing.

Deep soil and canopy cover

- The proposed development has significant site coverage and limited connected deep soil provision (the documentation identifies 58.8sqm along the western boundary). **Note:** The provision of deep soil should not be reduced any further, rather, seek opportunities to increase the deep soil area as the project is developed.
- 237sqm of tree canopy is proposed at ground level overall (including the central courtyard), with a total area of 369sqm across the proposal including upper levels.
- The inclusion of 11 trees planted in connected deep soil at ground level is supported to make the most of the limited extent of the deep soil, whilst providing important shading to the western façade of the development.

Contribution to existing natural systems and neighbourhood – biodiversity, habitat creation and integration with public realm

- The native planting palette supports biodiversity on site and will provide habitat for birds and insects.
- The landscape for this development will form a valuable link, helping better connect the network of green spaces between Carlton Gardens and Atherton Gardens.

Principle 04: Sustainable Homes

Enduring and high-performing, embedding climate resilience and minimising environmental impacts

Summary of overall performance against principle: Sound

Compliance with NatHERS requirements

- A preliminary NatHERS assessment has been conducted for a sample of representative apartments demonstrating the ability for the apartments to achieve an average NatHERS rating of 8.0-star and no dwelling achieving a rating of less than 6.5 stars. **Note:** This result will need to be achieved across all apartment dwellings in the final development to comply with Clause 53.25.
- A preliminary NatHERS assessment has been conducted for a sample of the townhouse dwellings demonstrating the ability for the townhouses to achieve a minimum 7.5-star rating. **Note:** A minimum NatHERS rating of 7.5 stars will need to be achieved across all townhouse dwellings in the final development to comply with Clause 53.25.

Sustainability targets and outcomes

- A BESS score of 67% is achieved as outlined in the SMP report. **Note:** An inner urban development of this scale and quality, with its concentration of people and demand on resources and infrastructure, should aspire to high performance standards to lessen its impact. **Recommendation:** Target a BESS score above 70% ('excellence' rating) to elevate the sustainability ambitions and outcomes.
- A STORM rating of 100% is achieved.

An additional NCC 2022 Section J assessment has been conducted for the retail tenancies and residential common areas achieving a 15% improvement in thermal performance compared to minimum requirements.

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- **Note:** These performance goals, outcomes and strategies are important to maintain through the delivery of the project.

Commitments and approaches integrated into the design

- Rainwater run-off is collected from roof areas into a 40L tank for reuse. Rainwater is also collected from trafficable terraces into a 7m² rain garden.
- Passive shading strategies are embedded in some aspects of the design with building overhangs providing shade to windows on balconies and terraces, and fixed window shrouds and deep reveals providing shade to windows at different orientations. **Recommendation:** Ensure all glazing is protected from glare to ensure occupant comfort within the dwellings.
- The development will be all-electric and powered by fully renewable energy. A 40.0 kW solar photovoltaic system shall be installed on the rooftop, offsetting residential and retail power usage.
- At least 75% of the site area, will be covered with vegetation, solar PV, and / or materials with a Solar Reflective Index (SRI) of minimum 50. This will reduce urban heat island effects and impact of the development.
- The SMP lists a commitment to ensuring a minimum of 95% (by cost) of all timber used in the building and construction works shall be certified by a forest certification scheme and be accompanied by a relevant Chain of Custody (CoC) certificate.
- The SMP includes a commitment to target a 10% reduction in upfront carbon compared to a reference building.
- **Recommendation:** All the commitments listed above are included in SMP report and are important to maintain through the delivery of the project.

Principle 05: Healthy Homes

Enhancing health and wellbeing through integrating the natural and built environment

Summary of overall performance against principle: Sound

Compliance with mandatory ventilation requirement

- All dwellings must achieve effective natural ventilation, as stated in the SMP report and BESS assessment.
- The SMP identifies 36 apartments that will be mechanically ventilated, with the other 27 dwellings achieving natural cross ventilation.
- **Recommendation:** Ensure the BADS assessment table correctly identifies and tallies the total number of naturally cross ventilated dwellings. The duplex apartments appear to be counted twice in the current table skewing the overall count.

Orientation and outlook of individual dwellings

- Outlook has been maximised for the dwellings across the different orientation conditions. Dual aspect is provided to some apartments at high levels and to all townhouses.
- The smaller 1 and 2-bedroom apartments on the lower floors are generally single-aspect.
- Apartments have generally been planned to maximise outlook and connection to a terrace or balcony from the primary internal spaces.
- **Recommendation:** There is opportunity to add a window facing the terrace in the bedrooms of apartment types A01 and A01B. A window in this location would improve outlook and connection to the terrace and provide residents of these apartments' options for privacy in the bedroom.
- The approach to privacy and overlooking relies on building offset (>9m) and restricting views by inset balconies. Privacy to ground floor apartments relies on planting in garden beds as a buffer. **Recommendation:** Continue to develop the interfaces of the ground floor private open spaces and bedroom windows, to communal areas and paths, to balance issues of comfort and amenity.
- **Recommendation:** Review the direct line of sight between the upper-level apartment lift lobbies and the directly adjacent bedroom windows.

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<p>Amenity and comfort of dwellings</p> <ul style="list-style-type: none"> • Internal amenity to the larger apartments and townhouses is generally of a high standard with the layouts providing generous room sizes, effective zoning of uses and good daylight. • The smaller 1 and 2-bedroom apartments on the lower floors do not provide the same level of amenity and have restricted access to sunlight and limited outlook. • The SMP report states that 96% of living areas, 99% of bedrooms and 87% of retail tenancies achieve appropriate daylight levels, under Daylight Factor methodology. • The daylight modelling mapping within the SMP report identifies ground floor apartments G.01 and G.02, plus first floor apartments 1.01, 1.02, 1.04, 1.05 and 1.10, as having the least daylight. Note: Continue to consider the impact of future development along Brunswick Street further limiting daylight access to the apartments facing Brunswick Place.
<p>Quality of private outdoor spaces</p> <ul style="list-style-type: none"> • The rooftop terraces to the townhouses are generous, with integrated planting adding significant amenity for residents. • Balconies and terraces are of variable amenity across apartments, in line with the range of different dwelling types and sizes. The apartments on level four have balconies of generous proportions to cater for larger households. • Some balconies are limited in area and will not allow for comfortable use. Recommendation: Detailed plan of apartment type A02B indicates an area of 7sqm for the balcony but is labelled at 8sqm in the overall plans. Confirm the area of the balcony and maximise to allow comfortable use and flexibility in use. • Recommendation: Detailed plan of apartment type B08 indicates an area of 7sqm for the balcony which is not appropriate for a 2-bedroom apartment. The limited size appears to be driven by maintaining an offset from the east laneway, yet other built elements extend beyond this point. Revise the plan to ensure a more generous balcony is provided to support resident amenity. • Recommendation: Consider the impact of individual AC condenser units if located on balconies. Ensure consideration of noise, visual screening and additional area on the balcony is provided where AC cannot be located elsewhere.
<p>Principle 06: Adaptable Homes Housing that meets the diverse and changing needs of households and families</p>
<p>Summary of overall performance against principle: Sound</p>
<p>Mix of dwelling types and sizes</p> <ul style="list-style-type: none"> • The development incorporates a diverse mix of dwelling types and sizes with 14 one-bedroom apartments, 21 two-bedroom apartments, 17 three-bedroom apartments, 7 townhouses and 4 duplexes. • 83% of dwellings are identified as accessible.
<p>Quality and convenience achieved through dwelling planning and fit out</p> <ul style="list-style-type: none"> • Dwelling layouts are generally efficient. • Direct connection to private open space is provided to all main living or dining spaces. Recommendation: The living room in Apartment type B08 has only a minimal single window and no direct connection or view to the balcony. This apartment should be revised to deliver the same amenity as other apartments, increased access to daylight, outlook and connection to outside via the balcony. • The extent of step-free thresholds to balconies is unclear. The sections suggest that some balconies step up from the internal floor level. Recommendation: Include step-free access to balconies and terraces (in alignment with the 83% accessible dwellings) and ensure this is reflected in all relevant drawings and documentation.

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- There is opportunity to improve the amenity and functionality of some kitchens. While it is acknowledged that smaller dwellings can be provided with an efficient kitchen, as per the reference projects in the design principles report, provision of useable bench space and an effective layout is essential.
- **Recommendation:** Apartment types A01 and A01B require attention to ensure the kitchen layout works effectively. The current layout indicates minimal useable workbench space, and the dining area is integrated with the kitchen, restricting access to the fridge and main kitchen workspace.
- **Recommendation:** Apartment types A02 and A02B includes a small kitchen with inadequate bench space to support comfortable meal preparation and requires attention to replan the kitchen.
- **Recommendation:** Apartment type A03 includes a small kitchen with inadequate bench space to support comfortable meal preparation and requires attention to replan the kitchen and review its proximity to the living area. This layout is further limited by the location of the entry door directly into the kitchen work area.
- **Recommendation:** Apartment type A04 locates the kitchen along the length of the dining and living room. The relationship between the main kitchen workbench and the living room is questioned and would be better located opposite the dining area with storage and concealed fridge opposite the living area.
- **Recommendation:** Apartment type C04 includes a corner kitchen layout with square island bench, which appears to provide limited useable preparation space, a compromised sink location, and awkward access to storage. There is adequate space in the apartment floor plan to revise the kitchen layout to better support the needs of the likely occupants of this large apartment.
- The planning of apartment type C08 creates a circuitous internalised corridor and minimal dining space. **Recommendation:** Revise the plan to increase and consolidate area for dining, and to provide a more flexible and generous space.
- Study spaces are provided to many dwellings, typically with good outlook and access to daylight, directly or shared across the main living space.

Flexibility and adaptability of dwelling layouts

- Most apartments are designed for use of the shared and private areas which enhances functionality and manages noise.
- Within the larger 3 and 4-bedroom dwellings, generous internal area and room dimensions allow for flexible use of the spaces and a variety of different furniture arrangements. **Note:** The smaller 1 and 2-bedroom apartments are more compact and constrained, providing less flexibility.
- Baths are included in one of the bathrooms within most of the larger 3 and 4-bedroom apartments and within several of the 2-bedroom dwellings. The submission indicates purchasers will be given the option to swap bathtubs for showers.
- **Recommendation:** Provide a bath to the 3-bedroom apartment types C04 and C06 which are likely to accommodate families with children. Apartment C06 shows a bath on Drawing SD02_10 (Level 7 Floor Plan) but not on Drawing SD40_07.
- **Recommendation:** Provide a bath to the townhouse types TH-S (4-bedroom) and TH-W (3-bedroom) which are likely to accommodate families with children.
- Provision for grab rails has been made in one bathroom of each dwelling. **Note:** Refer to *Livable Housing Design Guidelines* for guidance on wall area and construction to enable installation of grab rails in the future.
- The design principles report indicates that some 3-bedroom apartments have been designed to be divided into two smaller apartments for future adaptability. Stacking of wet areas along one wall and use of structural columns in place of structural walls in these areas should help this if ever required. **Note:** Continue to develop this approach through the next stages of design to maximise the ease of adaptability.
- All multi-level townhouse residences are provided with individual lifts that supports accessibility and aging in place. **Note:** Ensure lifts are labelled on all plans and include accurate stair arrows on all plans.

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Principle 07: Good Value Homes
Supporting more affordable housing through innovative housing development delivery models that respond to changing housing markets
Summary of overall performance against principle: sound
Range of housing and target market
<ul style="list-style-type: none"> • A diverse range of dwelling types and sizes caters to a broad range of potential residents and households. • Spacious apartments with multiple bedrooms and bathrooms can support different household types including larger families, mixed households and ageing in place. • Compact one-bedroom apartments are included, providing the potential for dwellings available at a lower price point. • The multi-level townhouse residences with individual lifts provide a unique housing model not often available in the Fitzroy area. • The larger apartments on the upper levels, and the multi-level townhouses, are unlikely to assist with affordability.
Proposed development model
<ul style="list-style-type: none"> • Build to sell model proposed. Affordable housing opportunity not proposed.
Construction approach – waste strategies, MMC, repetition
<ul style="list-style-type: none"> • Commitment to at least 90% of construction and demolition waste (excluding hazardous waste) to be diverted from landfill, as stated in the SMP. • Simplicity and alignment of the building form drive structural and construction efficiencies. • Some repetition of apartment types and townhouse plans reduces complexity of construction.
Minimisation of ongoing maintenance and operational costs
<ul style="list-style-type: none"> • Durable external materials selected to reduce ongoing maintenance costs. • The initiatives identified in <i>Sustainable Homes</i> should contribute to enhanced building performance and lowering of operational costs for residents.



Artists' impression, view from Hanover Street

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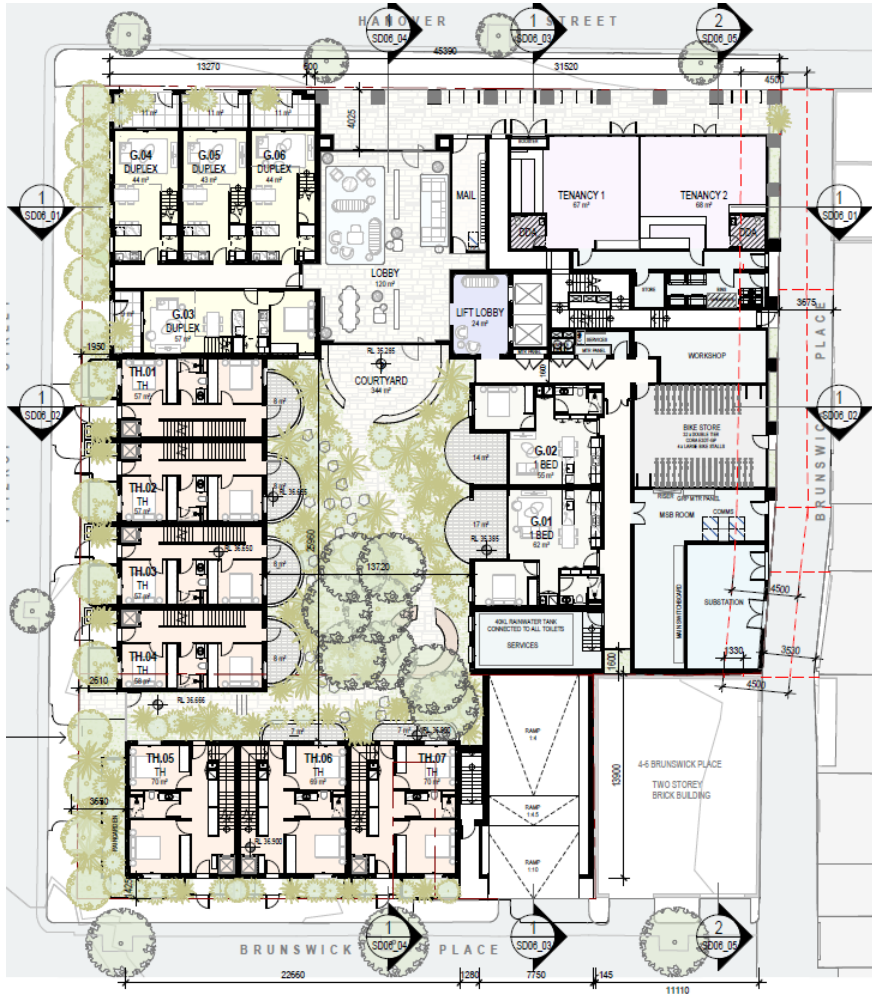
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Artists' impression, view from corner of Fitzroy Street looking north



Proposed ground floor plan

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