

Planning and Urban Context Report

Tract



Planning Permit Application

Wurundjeri Country
64-70 Hanover Street
Prepared for Focus Group Investments Pty Ltd

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Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

Overview

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Background

Applicant / Owner	Focus Group Investments Pty Ltd
Address	64-70 Hanover Street, Fitzroy
Lot Description	The Site comprises of several lots including: <ul style="list-style-type: none">• Lot 1 on TP219700.• Lot 1 on TP241400.• CP 168078.• Lot 1 on TP161372.• Lot 1 on TP685313.• Lot 1 on TP838765.

Relevant Planning Provisions

Municipal Planning Strategy	Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.03-1 (Settlement) Clause 02.03-3 (Environmental Risks and Amenity) Clause 02.03-5 (Housing) Clause 02.04 – Strategic Framework Plan
Planning Policy Framework	Clause 11.03-1L (Activity Centres) Clause 15.01-1S (Urban Design) Clause 15.01-1L (Urban Design) Clause 15.01-2S (Building Design) Clause 15.01-2L (Building Design) Clause 15.01-2L-01 (Environmentally Sustainable Design) Clause 15.03-1L (Heritage) Clause 16.01-1S (Housing Supply) Clause 16.01-1L (Location of Residential Development) Clause 16.01-1L-01 (Housing Diversity) Clause 16.01-2S (Housing Affordability)

Clause 16.01-2L (Housing Affordability)

Zone	Commercial 1 Zone (C1Z) Neighbourhood Residential Zone (NRZ1)
Overlays	Heritage Overlay (HO334 – South Fitzroy Precinct) Development Contributions Plan Overlay, Schedule 1 (DCPO1)
Particular Provisions	Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 53.18 – Stormwater Management in Urban Development Clause 53.25 – Great Design Fast Track Clause 58 – Apartment Developments
Strategic Planning Documents	Plan for Victoria Great Design Fast Track – Design Principles

Permit Application Details

Description of Proposal	Demolition, use and construction of a mixed use building comprising retail (food and drinks premises), two or more dwellings on a lot and a front fence exceeding 1.5m in height within 3m of the street.
Permit Requirement	The proposal requires a planning permit pursuant to the following 'triggers': <ul style="list-style-type: none">• Clause 34.01-1 (C1Z) – Use of land as a dwelling.• Clause 34.01-4 (C1Z) – Construct a building or construct or carry out works.• Clause 32.09-7 (NRZ1) – Construct two or more dwellings on a lot and construct a front fence exceeding 1.5m in height.• Clause 43.01-1 (HO) – Demolish or remove a building.• Clause 43.01-1 (HO) – Construct a building or construct or carry out works.

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Quality Assurance

Planning and Urban Context Report

Planning Permit Application
Wurundjeri Country
64-70 Hanover Street

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Project Number

325-0293-00-P-02

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	05/12/2025	Pre-application lodgement	CBB	RC	EH
01	06/05/2026	Formal lodgement	RC	RC	EH

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Contents

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**ADVERTISED
PLAN**

Figures 8

1	Introduction	9
1.1	Purpose	9
1.2	Overview	9
1.3	Great Design Fast Track	9
1.4	Planning Permit Triggers	10
1.5	Project background	11
1.6	Road reserve on Site	11
1.7	Project Team	11
2	Site & Surrounds	12
2.1	Title Particulars	12
2.2	Site Analysis and Existing Conditions	15
2.3	Site Context	16
3	Proposal	27
3.1	Overview	27
3.2	Planning Permit Triggers	27
3.3	Key Elements	27
3.4	Design Response	28
3.5	Landscape and Public Realm	32
3.6	Apartment Layouts	33
3.7	Environmentally Sustainable Design	33
3.8	Transport, Parking and Loading	33
4	Planning Provisions	34
4.1	Municipal Planning Strategy	34
4.2	Planning Policy	37

4.3	Zoning	41
4.4	Overlays	43
4.5	Particular Provisions	44
4.6	Strategic Planning Considerations	48
5	Planning Assessment	51
5.1	Is the proposal consistent with the intent of the relevant policy within the Yarra Planning Scheme?	51
5.2	Is the proposal consistent with the purpose and decision guidelines of the C1Z, NRZ1 and HO?	53
5.3	How does the quality of the design, liveability and sustainability of the proposed development meet the Great Design Fast Track design principles?	54
5.4	Is the proposed massing appropriate?	56
5.5	Does the proposal provide for a high level of internal amenity?	59
5.6	Other	60
6	Conclusion	62

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Figures

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ADVERTISED PLAN

Figure 1. Site details.	12
Figure 2. Title information.	13
Figure 3. 1\TP151372 extract.	14
Figure 4. 1\TP686313 Extract.	14
Figure 5. 1\TP838765 Extract.	15
Figure 6. Site aerial (Nearmap 2025).	15
Figure 7. Site interface aerial (Nearmap 2025)	16
Figure 8. 214 Fitzroy Street, 59, 63, 65 Hanover Street (left to right).	17
Figure 9. 65, 67, 69, 71 Hanover Street (left to right).	17
Figure 10. Hanover Street	18
Figure 11. 4-6 Brunswick Place	19
Figure 12. 141, 143-145, 147, 149A Brunswick Street,	19
Figure 13. 137, 139, 141-143 Brunswick Street.	20
Figure 14. Brunswick Place (looking north).	21
Figure 15. 182 Fitzroy Street.	21
Figure 16. 3, 5, 7, 9, and 11 Brunswick Place	22
Figure 17. Fitzroy Street.	23
Figure 18. 207 Fitzroy Street.	23
Figure 19. 201, 203-205 Fitzroy Street.	24
Figure 20. 185-193 Fitzroy Street	24
Figure 21. Brunswick Major Activity Centre	25
Figure 22. Atherton Gardens public housing towers	26
Figure 23. Atherton Gardens Social Housing and Hub (Source: Architecture Au)	26
Figure 24. Zone Plan	42
Figure 25. Heritage Overlay	43
Figure 26. Development Contributions Plan Overlay	44

1 Introduction

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1.1 Purpose

This report has been prepared by Tract on the instructions of **Focus Group Investments Pty Ltd.**

The purpose of the report is to support a planning permit application (lodged via the 'Great Design Fast Track') to construct a multi-storey residential development at 64-70 Hanover Street, Fitzroy.

1.2 Overview

The proposal seeks approval for the construction of a part three, part eight storey building. It will contain **63 dwellings**, comprising a mix of studio, one-, two-, three- and four-bedroom apartments, as well townhouses and duplexes.

The Site is located within the Brunswick Street Major Activity Centre. The project will facilitate increased housing density and diversity in a location with excellent access to public transport, community, retail and commercial services, and public open space.

The development is of an exemplary architectural standard and has been carefully crafted by SJB Architects. Dwellings will benefit from excellent access to natural light, cross-ventilation opportunities and extensive communal spaces.

1.3 Great Design Fast Track

The proposal is seeking to be considered under the provisions of Clause 53.25- Great Design Fast Track. The project meets the eligibility requirements as specified at Clause 53.25-1 of the Yarra Planning Scheme, making it a suitable candidate for approval under the 'Great Design Fast Track'.

Eligibility Requirement

The application submits written confirmation that the application is an application to which this clause applies.

The proposal is seeking to utilise the provisions of Clause 53.25 (Great Design Fast Track).

The application includes the construction of at least eight dwellings.

The proposed development seeks to deliver 63 dwellings.

Any proposed building contains at least two storeys and not more than eight storeys.

The proposed development contains no more than eight storeys.

The proposed development achieves a minimum NatHERS rating of:

- 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments.
- 7.5 stars for all other dwellings.

The proposed apartment development will achieve an 8-star average NatHERS rating, with no individual dwelling less than 6.5 stars.

Refer to Environmentally Sustainable Design Report prepared by Hip v. Hype.

Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.

100% of dwellings will be ventilated, through either natural, single sided or mechanically assisted ventilation. Refer to Environmentally Sustainable Design Report prepared by Hip v. Hype.

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Response

The Minister for Planning has advised in writing that they are satisfied the proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) is of significance having regard to:

- The application includes the construction of at least eight dwellings.
- Whether the quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning on the Department's Internet Site for the purposes of Clause 53.25 ('the design principles').
- The location of the proposed development and whether it has convenient access to jobs, services, infrastructure and community facilities.

DTP has provided a letter on 8 April 2026 confirming that under delegation from the Minister for Planning, the application is eligible to be processed under Clause 52.25- Great Design Fast Track.

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Information demonstrating that the proposed development meets the design principles is provided to the satisfaction of the Minister for Planning. This must include written advice from the Office of the Victorian Government Architect to the satisfaction of the Minister for Planning.

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DTP has provided a letter on 8 April 2026 confirming that under delegation from the Minister for Planning, the application is eligible to be processed under Clause 52.25- Great Design Fast Track.

The OVA also confirmed in a letter dated 4 February 2026 that it supports the proposal being processed through the Great Design Fast Track planning pathway.

The application material submitted demonstrates how the proposal provides a strong response to the design principles of this pathway.

Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) to the satisfaction of the Minister for Planning.

Invest Victoria has confirmed in a letter dated 31 March 2026 that it agrees that the project is feasible.

1.4 Planning Permit Triggers

The proposal triggers a planning permit under the following provisions of the *Yarra Planning Scheme*:

- Clause 34.01-1 (C1Z) – Use of land as a dwelling.
- Clause 34.01-4 (C1Z) – Construct a building or construct or carry out works.
- Clause 32.09-7 (NRZ1) – Construct two or more dwellings on a lot and construct a front fence exceeding 1.5m in height.
- Clause 43.01-1 (HO) – Demolish or remove a building.
- Clause 43.01-1 (HO) – Construct a building or construct or carry out works.

1.5 Project background

The proposal has been developed in consultation with the Department of Transport and Planning (DTP), as well as the Office of Victorian Government Architect (OVGA) through the course of 2025 and 2026. It has been the subject of a series of workshops with DTP and/or the OVGA which has resulted in adjustments and refinements following the feedback received.

1.6 Road reserve on Site

The report details that the Site includes a carriageway easement, owned by Crude Pty Ltd (the owner of the Site), but included on the Register of Public Roads. It is not used as a road, but has been used since at least 2009 as car parking and has been closed to public access.

Our client is currently in the process of seeking to discontinue this road from the Register of Public Roads and remove the easement.

Yarra City Council ('Council') officers have provided in-principle agreement to discontinue the laneway, subject to its internal procedures to obtain approval for this. We understand the matter will be proceeding to a Council meeting in mid 2026, where Council will formally decide whether to commence the statutory process to formally discontinue the laneway.

Following this meeting, we would expect the formal process to discontinue the laneway to take approximately 6-9 months. We expect a condition on any planning permit for the development will require this to occur prior to the commencement of the development.

1.7 Project Team

The project team assembled by Focus Group Investments Pty Ltd includes:

- SJB- Architecture
- Tract Consultants- Planning
- Aspect Studios- Landscape
- Hip v. Hype- Environmentally Sustainable Design
- Lovell Chen – Heritage.
- Ratio – Traffic and Waste.
- Arbor Survey – Arborist.
- Vipac – Wind.
- Senversa – Environmental

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2 Site & Surrounds

2.1 Title Particulars

The Site is located at 64-70 Hanover Street and consists of multiple parcels. For the purposes of this report, 68-70 Hanover Street will be referred to as the 'Northern parcel' and 64-66 Hanover Street will be referred to as the 'Southern parcel'. Refer to **Figure 1** below.

The Site also includes a declared road (although privately owned by the owner of the Site), which has been utilised as car parking servicing existing buildings on the Site since at least 2009. Our client is currently liaising with Council to seek its approval to discontinue the road.



Figure 1. Site details.

The parcels which form the Site are formally identified as follows:

Northern Parcel

- Lot 1 on TP219700.
- Lot 1 on TP241400.
- CP 168078.

Southern Parcel

- Lot 1 on TP161372.
- Lot 1 on TP685313.

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- Lot 1 on TP838765.

Refer to Figure 2.



Figure 2. Title information.

The Site is not affected by any instruments. The Certificate of Title depicts a carriageway easement where the laneway is located. This only benefits the lots on the Site (and no properties outside of the Site).

In addition to this, there is also a 'party wall' easement which affects 1\TP161372 and 1\TP685312R. This easement is described as follows:

- 1\TP161372 – "...with the use of the party wall which walk was on the 27th...November 1918 standing upon the land coloured yellow on the said map..."
- 1\TP685313 – "...as the land coloured blue...Together with the use and enjoyment of the half of the part wall was on...the 27th November 1918 standing upon the land coloured yellow on the said map"

This is largely redundant given both properties are within the same ownership, and there are no buildings on this boundary.

Refer to Figures 3, 4 and 5 below.

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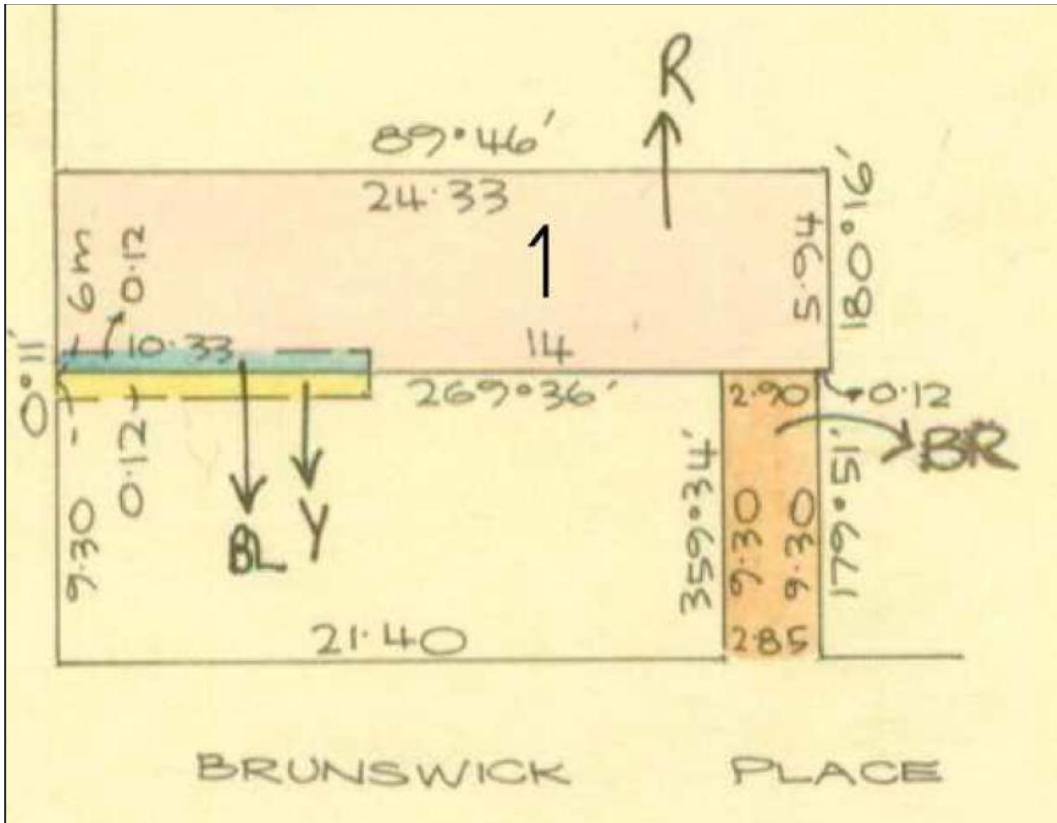


Figure 3. 1\TP151372 extract.

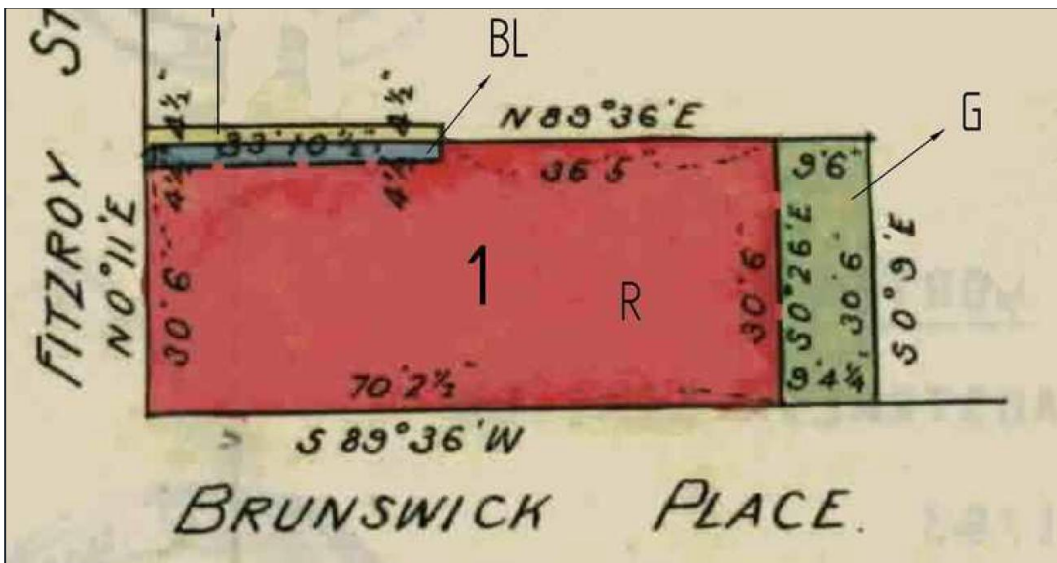


Figure 4. 1\TP686313 Extract.

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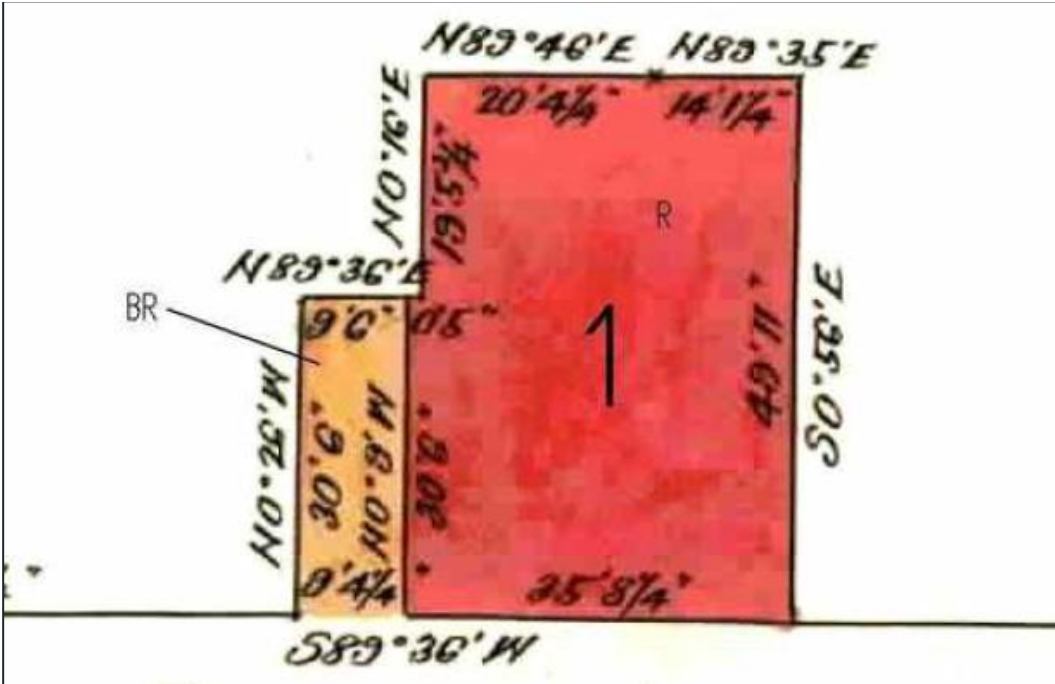


Figure 5. 1\TP838765 Extract.

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2.2 Site Analysis and Existing Conditions

The Site is located at the corner of Hanover Street (north) and Fitzroy Street (west). It has a frontage of 47.1m to Hanover Street and 55.4m to Fitzroy Street. The Site also has a frontage of approximately 35m to Brunswick Place to the south, and 40m to the east. The Site has a total area of approximately 2,414sqm.

Refer to Figure 6 and Figure 7.

The Site is currently occupied by a two-storey office building (located primarily on the Northern parcel). The Southern parcel is occupied by a car park. Vehicle access is provided via a crossover to Fitzroy Street, whilst a number of car parking spaces are also directly accessible via Fitzroy Street. The Site currently accommodates 39 car parking spaces.

The Site has a gradual slope of approximately 3% downwards from west to east. There are two canopy trees in its eastern setback, one small tree in the centre of the car park, and some minimal vegetation along the southern interface.

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Figure 6. Site aerial (Nearmap 2025).



Figure 7. Site interface aerial (Nearmap 2025)

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2.3 Site Context

Site Interfaces

The Site's key interfaces are as follows:

North – Immediately north of the Site is Hanover Street, a roadway approximately 15m in width. Both sides of Hanover Street accommodate on street parking, as well as footpaths. Landscaping between the footpath and the roads are limited.

Further to the north are the following properties:

- 214 Fitzroy Street, a 73.05sqm lot currently occupied by a two storey Victorian era dwelling. This dwelling is on the corner of Fitzroy Street and Hanover Street. The dwelling's southern wall is built to the boundary of Hanover Street. This dwelling is considered 'contributory' to the HO344. It was constructed between 1870 and 1890.
- 59 Hanover Street, a 95.44sqm lot currently occupied by a single storey dwelling. This dwelling is considered 'contributory' to the HO334 (South Fitzroy Precinct). It was constructed between 1880 and 1890.
- 63 Hanover Street, a 93.46sqm lot currently occupied by a single storey dwelling. This dwelling is considered 'individually significant' to the HO334. It was constructed between 1870 and 1890.
- 65 Hanover Street, a 165.74sqm lot currently occupied by a single storey dwelling. This dwelling is considered 'individually significant' to the HO334. It was constructed between 1900 and 1915.
- 67 Hanover Street, a 185.77sqm lot currently occupied by a single storey dwelling. This dwelling is considered 'contributory' to the HO334. It was constructed between 1900 and 1915.

- 69 Hanover Street, a 71.99sqm lot currently occupied by a single storey dwelling (attached to 71 Hanover Street). This dwelling is considered 'contributory' to the HO334. It was constructed between 1860 and 1870.
- 71 Hanover Street, a 69.39sqm lot currently occupied by a single storey dwelling (attached to 69 Hanover Street). This dwelling is considered 'contributory' to the HO334. It was constructed between 1860 and 1870.



Figure 8. 214 Fitzroy Street, 59, 63, 65 Hanover Street (left to right).



Figure 9. 65, 67, 69, 71 Hanover Street (left to right).

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Figure 10. Hanover Street

East – Immediately east of the Site is Brunswick Place, a narrow laneway (approximately 4m wide) which separates the Site from the commercial properties along Brunswick Street.

Abutting the Southern parcel of the Site is 4-6 Brunswick Place, which is occupied by a brick commercial building. This building was previously used as shoe warehouse and is built entirely to the common boundary. It is considered 'contributory' to the HO334. It was constructed between 1920 and 1930.

Further to the east are properties along Brunswick Street. The following properties are fully within the HO311 (Brunswick Street Precinct). The following properties are fully within the HO311 (Brunswick Street Precinct).

- 149A Brunswick Street, a 158.34sqm lot currently occupied by a retail premises, which is considered as 'contributory' to the HO311. It was constructed between 1900 and 1915.
- 147 Brunswick Street, a 148.89sqm lot currently occupied by a retail premises which is considered as 'contributory' to the HO311. It was constructed between 1900 and 1915.
- 143-145 Brunswick Street, a 536.07sqm lot currently occupied by a retail premises which is considered as 'individually significant' to the HO311. It was constructed between 1870 and 1890.
- 141 Brunswick Street, a 136.16sqm lot currently occupied by a retail premises which is considered as 'contributory' to the HO311. It was constructed between 1900 and 1915.
- 139 Brunswick Street, a 221.41sqm lot currently occupied by a retail premises which is considered as 'contributory' to the HO311. It was constructed between 1850 and 1890.
- 137 Brunswick Street, a 221.41sqm lot currently occupied by a retail premises which is considered as 'contributory' to the HO311. It was constructed between 1850 and 1890.
- 133 Brunswick Street, a 209.7sqm lot currently occupied by a retail premises which is considered as 'not contributory' to the HO311.
- 131 Brunswick Street, a 200.85sqm lot currently occupied by a retail premises which is considered as 'not contributory' to the HO311.

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Figure 11. 4-6 Brunswick Place

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Figure 12. 141, 143-145, 147, 149A Brunswick Street,

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Figure 13. 137, 139, 141-143 Brunswick Street.

South – Immediately south of the Site is Brunswick Place, a 10m road reserve (which extends into the laneway to the east, described above). Street parking is accommodated on the northern side of this road reserve.

Further to the south are the following properties:

- 182 Fitzroy Street, a 161.86sqm lot currently occupied by a historic hall building which has been converted into a dwelling. Secluded private open space is provided in the middle courtyard. The property is considered as 'individually significant' to the HO344.
- 3, 5, 7, 9, and 11 Brunswick Place attached townhouses on individual lots between 62-67sqm. These dwellings are considered 'not contributory' to the HO334. Private open space is provided in the front balconies, whilst small service yards are provided to the rear at ground floor.

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Figure 14. Brunswick Place (looking north).



Figure 15. 182 Fitzroy Street.

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Figure 16. · 3, 5, 7, 9, and 11 Brunswick Place

West – Immediately west of the Site is Fitzroy Street, a roadway approximately 10m in width, which accommodates one-way traffic (moving north to south). The footpath on the eastern side of Fitzroy Street (along the Site) is interrupted by multiple crossovers which provide access to the parking spaces on Site. There is no footpath immediately adjacent to the Site.

Further to the west are the following properties:

- 207 Fitzroy Street, a 399.41sqm lot currently occupied by a two-storey apartment building which is considered 'not contributory' to the HO334. Pedestrian access to the Site is provided from Fitzroy Street and Hanover Street. It was constructed between 1950 and 1960.
- 203-205 Fitzroy Street, a 265.83sqm lot currently occupied a dwelling (attached to 201 Fitzroy Street) which is considered 'not contributory' to the HO334. The dwelling has a generous front setback to Fitzroy Street. It was constructed between 1960 and 1980.
- 201 Fitzroy Street, a 320.83sqm lot currently occupied a dwelling (attached to 203-205 Fitzroy Street) which is considered 'not contributory' to the HO334. The dwelling has a generous front setback to Fitzroy Street. It was constructed between 1960 and 1980.
- 185-193 Fitzroy Street, an 807.24sqm lot currently occupied by the Christian Israelites Church. This lot is covered by the Heritage Overlay (HO356). This lot is included on the Victorian Heritage Register (VHR). It was constructed in 1861. The Christian Israelite Sanctuary is considered of historical and architectural significance to the state of Victoria.

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Figure 17. Fitzroy Street.



Figure 18. 207 Fitzroy Street.

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Figure 19. 201, 203-205 Fitzroy Street.



Figure 20. · 185-193 Fitzroy Street

Heritage and Character

The Site is located within a precinct-wide Heritage Overlay – South Fitzroy Precinct (HO334).

The Statement of Significance for the HO334 identifies the various elements of significance for the precinct, including subdivision layout and consolidation. In terms of development era, it states the following:

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'The main development period in the South Fitzroy Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian period. There is also a contribution from some well-preserved inter-war buildings and individually significant places of all eras.'

The following relevant elements of the Heritage Overlay area are considered to be contributory:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the pre Second War era.
- Mature street tree plantings (plane and elm trees).
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- Some distinctive rear and side service lanes or rights-of-way, with substantial boundary walls, stable and loft structures, night soil hatches and privies;

Broader Context

The Northern portion of the Site is located within the **Brunswick Street Major Activity Centre**. The Brunswick Street Major Activity Centre is a major commercial and retail area. The Site benefits from proximity to a range of amenities and services, including parks, schools, retail, and public transport.

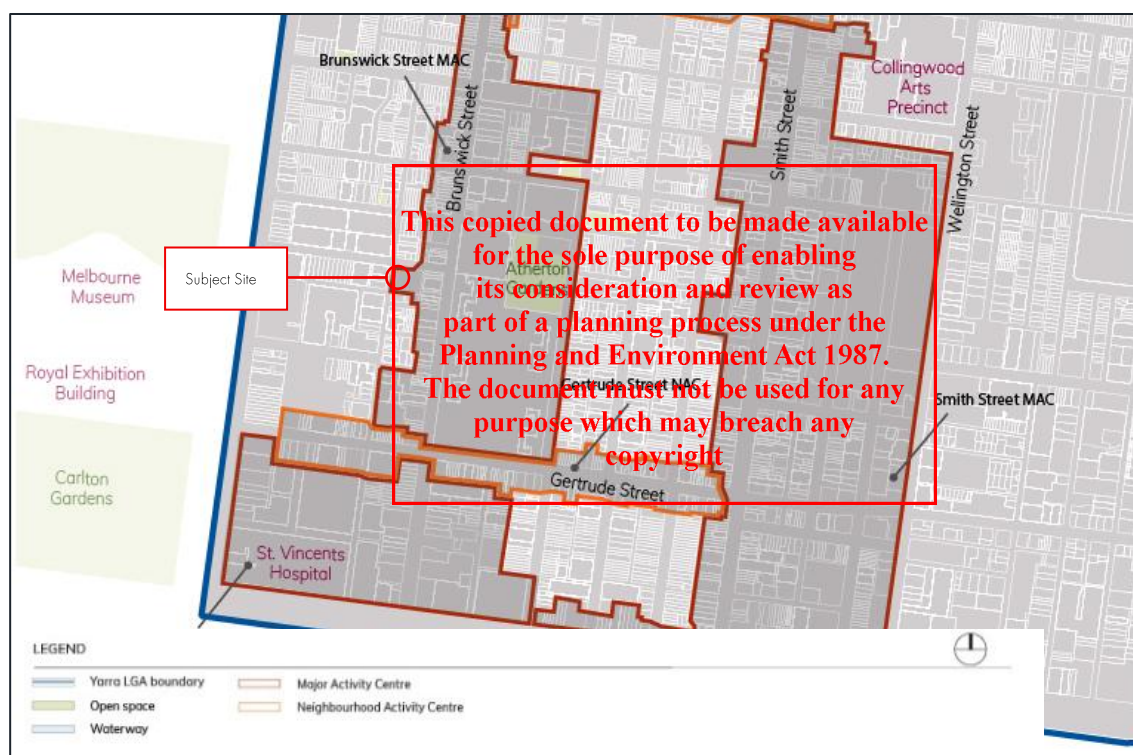


Figure 21. Brunswick Major Activity Centre

This activity centre is predominantly comprised of 1-4 storey commercial developments. However, more intensive built form exists within proximity to the Site. Notably, on the opposite side of Brunswick Street is the Atherton Gardens public housing towers. These towers have a maximum height of twenty-one (21) storeys, and front Brunswick Street. Likewise, 160 Brunswick Street is occupied by the associated Atherton Gardens Social Housing and Hub, which has a height of seven (7) storeys. These buildings are two examples of larger-scale development within proximity to the Site, which distinctively contribute to the existing streetscape.

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Figure 22. Atherton Gardens public housing towers

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Figure 23. Atherton Gardens Social Housing and Hub (Source: Architecture Au)

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3 Proposal

3.1 Overview

The proposal designed by SJB represents a contextually driven response that will sit comfortably within the eclectic character of Fitzroy and the immediately surrounding area. It will deliver a building which embodies design excellence, contributing positively to the area and providing excellent amenity for residents.

The 63 proposed dwellings are of varying size and typology, providing housing diversity to a range of household types and sizes. The development achieves a minimum NatHERS rating of 8 stars, with no dwelling less than 6.5 stars. The proposal is predominantly residential, but also includes a ground floor commercial space, which in combination with the proposed dwellings, provides activation of Hanover Street throughout the day.

The design adopts a varied sophisticated material palette which pays homage to the wider character of Fitzroy and complements the heritage character of the South Fitzroy Precinct. Materials such as brick, textured render, tiles, metal and mesh create an interesting built form, that is durable and will stand the test of time. Red, brown and cream tones will integrate with the predominant historical colours of the area.

The Landscape Plan (prepared by Aspect Studios) demonstrates how landscaping has been integrated into the development and considered from the outset- ensuring that the building design facilitates ultimate growing opportunities and the ability for the landscape to thrive. The setbacks to Fitzroy Street and Brunswick Place (south) include provision of canopy trees to soften the public realm and provide shade to dwellings. The communal open space within the central courtyard will provide a lush, green area to provide a calm and relaxing space for residents. Landscaping on the rooftop and throughout other areas of the building will also maximise local biodiversity through creating new habitats and shaded areas. This will create an urban sanctuary where landscaping and greenery will flourish amongst a precinct comprising high levels of site coverage and hard surfaces- in turn contributing to urban cooling and increased canopy cover.

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3.2 Planning Permit Triggers

The proposal triggers a planning permit under the following provisions of the *Yarra Planning Scheme*:

- Clause 34.01-1 (C1Z) – Use of land as a dwelling.
- Clause 34.01-4 (C1Z) – Construct a building or construct or carry out works.
- Clause 32.09-7 (NRZ1) – Construct two or more dwellings on a lot and construct a front fence exceeding 1.5m in height.
- Clause 43.01-1 (HO) – Demolish or remove a building.
- Clause 43.01-1 (HO) – Construct a building or construct or carry out works.

3.3 Key Elements

Key elements of the proposal include:

- 63 dwellings comprising:
 - 14 one-bedroom apartments.
 - 21 two-bedroom apartments.
 - 17 three-bedroom apartments.
 - 7 townhouses.
 - 4 duplexes.
- Communal amenity including:

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- A 347sqm central ground floor courtyard.
- A 231sqm communal rooftop garden.
- 96 car spaces for residents, across two basement levels.

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3.4 Design Response

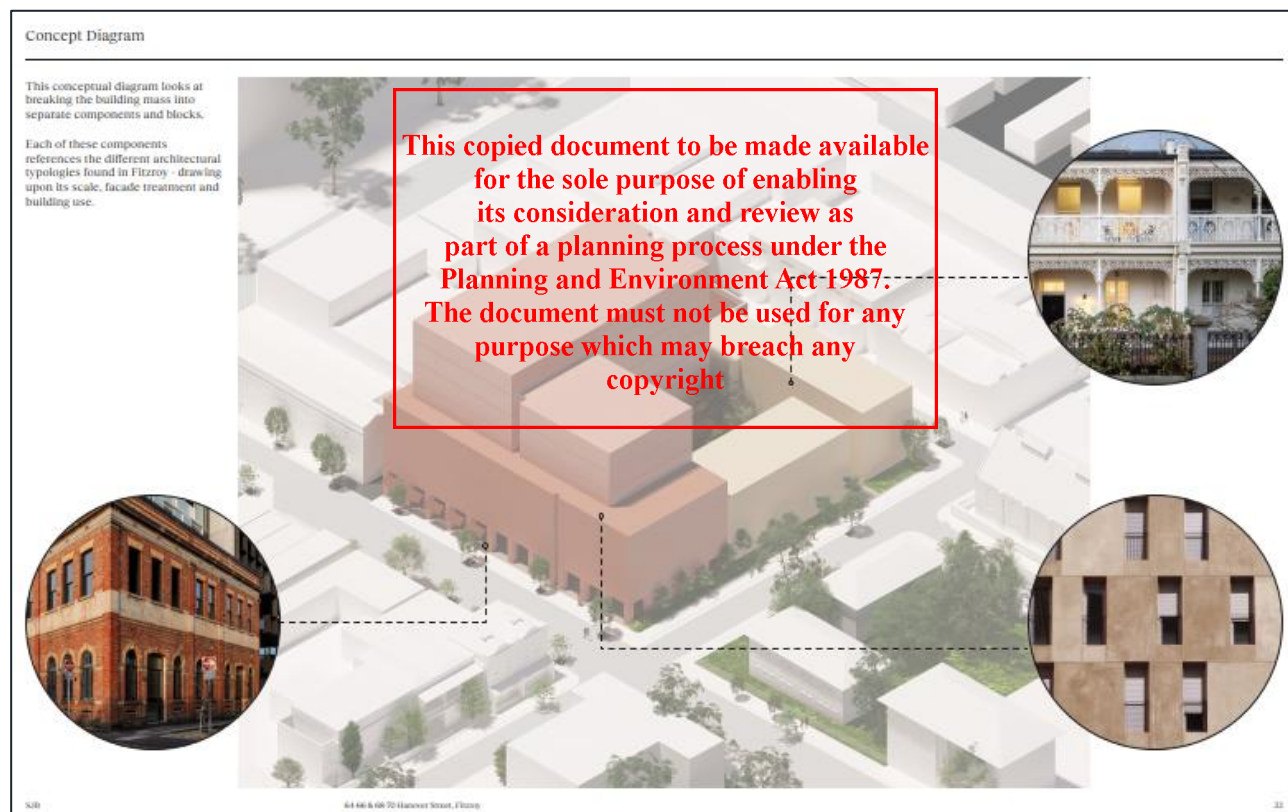
Massing Strategy

Building Height

The design response revolves around a considered massing strategy, which responds to the site orientation and surrounding context.

The building has been designed so that the highest portion of the building (being the 8 storeys) is sited towards the north and the north east of the Site. This is the area which adjoins the back of the commercial area (along Brunswick Street) and is considered to be least sensitive. Its location south of Hanover Street limits any overshadowing to the street, whilst the width of Hanover Street also makes this location more suitable to a robust built form.

Towards the south west and south, the building has been designed to step down to the lower rise residential context and narrower streets at these interfaces. The stepping down in built form also provides amenity for the residents on the Site, providing space for the communal courtyard and creating opportunities for dwelling diversity (such as the townhouse typologies), while in turn prioritising increased solar access and daylight.



Hanover Street frontage

The proposed street wall heights have been crafted to maintain a human scale to the relevant street frontages.

A 4-storey street wall height is proposed for Hanover Street. The street wall achieves a 1:1 ratio with Hanover Street, ensuring it provides a human scale, whilst providing a strong interface to the corner of Brunswick Street and Fitzroy Street. It sits comfortably with the varied street wall heights along the southern side of Hanover Street, which in the surrounding area, vary from 2-3 storeys. See below streetscape study which demonstrates the street wall height in its context.

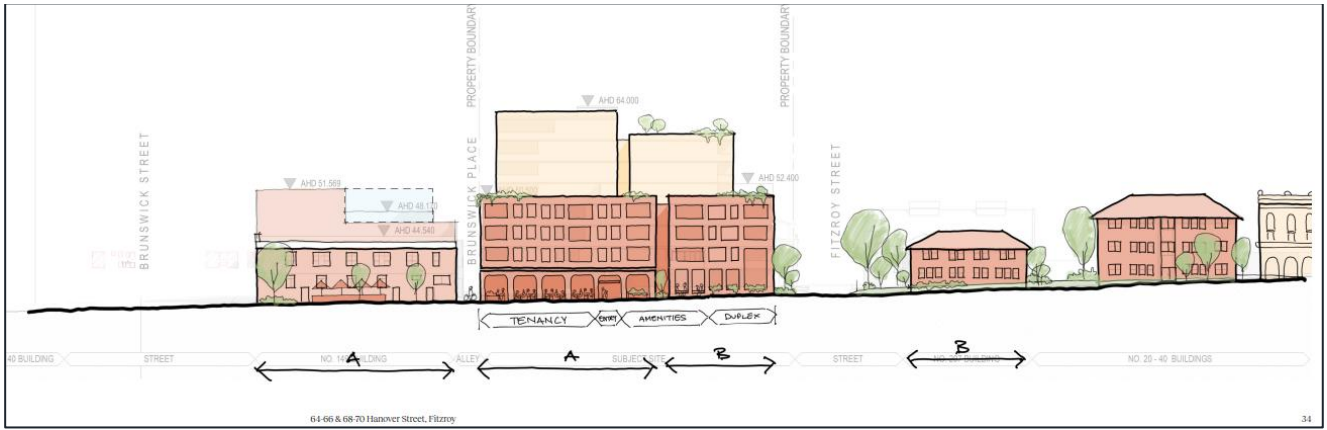


Figure 24 - Streetscape study of Hanover Street, prepared by SJB Architects

The Hanover Street interface provides a high level of architectural detail, which ensures visual interest, as well as passive surveillance and activation of the streetscape. Arched 'cut outs' are provided at the Ground Floor, which provides visual breaks and a sense of depth to the street. Their height (mostly at one storey) also celebrates the single storey terraces located on the opposite side of the street.

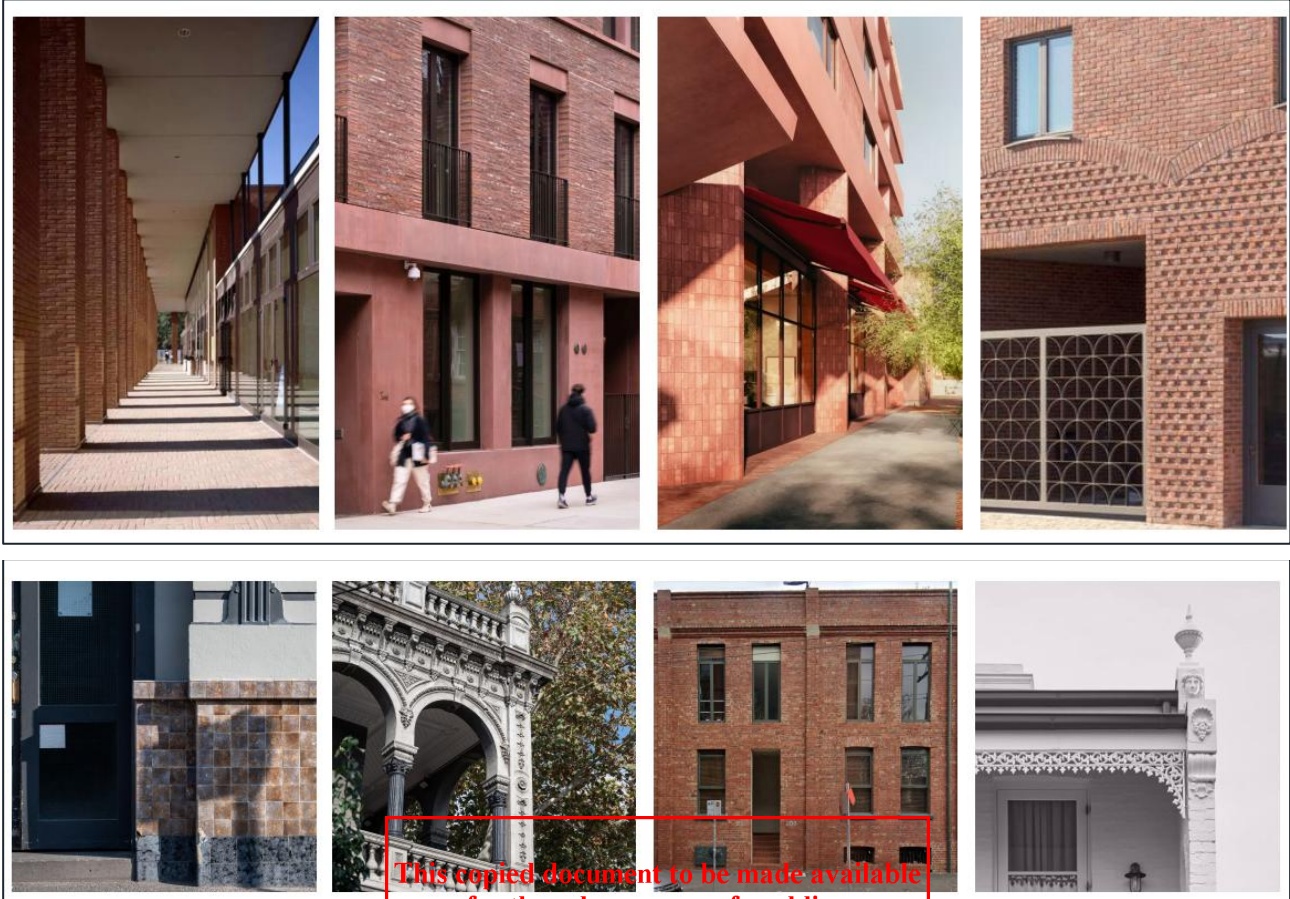
Various direct entrances are provided to the duplexes and food and drink tenancies that front Hanover Street, providing integration of the building with the street.

The proposal includes a setback at the ground level, with the intervening space covered. It is used either as private open space for the duplexes, or space for the food and drink tenancies and lobby to 'spill out' towards the street. This encourages further activation of the public realm throughout the day, whilst also providing generosity to the existing narrow footpaths.



The materiality at the ground floor has been carefully crafted to interpret the fine grained detail founded within the surrounding heritage context.

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A 3m upper level setback provides an appropriate delineation between the podium and levels above. Planter boxes on the balcony above the street walls edge further softens the presentation of the upper levels.

Fitzroy Street frontage

The interface with Fitzroy Street has been designed to respond to the narrower nature of the street, as well as the lower scale residential on the opposite side of the street.

The existing conditions of the Fitzroy Street streetscape (fronting the Site) are poor. A footpath is not provided for half the frontage, to the existing 90 degree car parking spaces accessible directly from the street. The balance of the street frontage is defined by the interface with the open air car park and existing mesh fencing.

The proposed street wall steps down from four storeys (at the north western corner) to three storeys (towards the south), transitioning from the corner to the residential hinterland. This appropriately transitions to the one to three storey streetscapes opposite.

A ground level setback of 1.95m provides space for deep soil planting and landscaped front yards (associated with the townhouses). This, alongside the re-instatement of the footpath, provides urban repair and prioritises pedestrian movements, particularly compared to the current conditions.

Various direct entrances to townhouses, as well as a secondary entrance into the communal courtyard is provided, as well as large windows facing the street. This provides passive surveillance and street interaction.

The townhouses are broken up vertically, which provides visual relief to the streetscape and serves as a nod to the fine grain pattern of the surrounds. The cream brick materials used for the townhouses is a contemporary version of the older red and brown bricks used in the area, whilst the red brick at the corner of Fitzroy Street integrates with the surrounding heritage.

A minimum upper level setback of circa 6.5m is provided. This allows the taller form to read as a secondary element and allows for a transition in scale from the greater densities/height sought in the activity centre to the lower-scale nature of the surrounds. Further, the setback has been guided by overshadowing considerations, noting that it ensures that the opposite footpath of Hanover Street is free from shadow from 10:15am onwards at the September 22nd equinox.

Drawing from the rich masonry language and proportions of Fitzroy's terrace townhouses, the proposed townhouse facades adopts a grounded materiality and vertical rhythm. Key references include robust brickwork, elegant vertical proportions, limited details and a playful approach to form and variation of openings to create a contemporary take on the traditional terrace townhouses. Extended balconies act as a feature, while shared colours and textures create cohesion across the site.



Brunswick Place

A 3-storey street wall is proposed along Brunswick Place (south), which responds to the one to two storey lower scale streetscape of townhouses on the opposite side of the street.

The interface with 4-6 Brunswick Place has also been carefully designed to ensure it does not overwhelm this heritage building. This has been achieved through:

- The 3 storey height proposed directly adjacent to 4-6 Brunswick Place appears only slightly higher than 4-6 Brunswick Place, given the larger floor to floor heights of the heritage building. This ensures a gradual stepping down to the heritage building so that the proposal does not overwhelm the building.
- The façade of the apartment adjacent to 4-6 Brunswick Place has been stepped back further than the distance of the façade (as well as the façade of 4-6 Brunswick Place). Within the setback, the proposal is a glass balcony, which provides a sense of openness directly adjacent to 4-6 Brunswick Place.
- The cream finish of the proposal directly adjacent to 4-6 Brunswick Place also ensures that the façade does not mock the heritage façade, but rather, appears as a distinctly different building.

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This has also been assessed as being an appropriate heritage response, as outlined within the memorandum prepared by Lovell Chen.

The lower scale of the building at the Brunswick place (south) interface also ensures the opposite footpath is largely free from shadow between 10:15am and 2:00pm at the September equinox (with some minor encroachments).



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The proposed public realm will also be significantly improved by the proposal. The footpath along Fitzroy Street will be re-instated, with the extensive crossovers closed and replaced. Setbacks at the ground floor to the streets provide 'breathing space' for the narrow footpaths, whilst the provision of shade (through awnings of trees) will provide an improved pedestrian experience.

3.6 Apartment Layouts

Floorplates and apartment layouts have been designed to provide a high level of internal amenity for future residents. The apartments have been designed with due regard for Clause 58 and provide a high level of internal amenity, prioritising accessibility, daylight access, natural ventilation and circulation.

Refer to the Clause 58 assessment which forms an appendix to this report

3.7 Environmentally Sustainable Design

The sustainability approach led by Hip V Hype seeks to ensure the building is sustainable, both through construction and its operation.

It embeds several features into the project, including:

- Effective natural ventilation, with dwellings either naturally ventilated, or having access to mechanical or single sided ventilation. This ensures excellent access to fresh air throughout the day.
- Heat pump hot water system, reducing energy use associated with hot water use.
- A comprehensive shading strategy, which reduces heating and cooling costs for residents.
- The proposal has a minimum 8 star NatHERS rating, with no dwelling less than 6.5 stars.
- Dwellings have been sited to have their living areas and bedrooms either facing the street, or internal courtyard. The level of daylight access has been maximised much as possible.
- 40kW solar PV will be placed on the rooftop, generating renewable energy and minimising energy costs to residents.
- A 40kL rainwater tank will capture rainwater run off from the roof, and re-use in the building for toilet use. This reduces fresh water use.
- A substantial bicycle parking provision and the Site location with access to public transport, is intended to reduce the use of motor vehicle travel.
- A substantial provision of communal open space provides excellent space for landscaping, to assist in mitigating the urban heat island impact. A small workshop provided on Site also provides a space for residents to fix goods, encouraging re-use of goods and discouraging waste.

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3.8 Transport, Parking and Loading

The proposal has been designed to facilitate active and sustainable modes of transport, such as walking, cycling and public transport, in combination with private vehicles.

The proposal is aiming to provide a high number of bicycle spaces, with a total of 84 bicycle spaces. This includes 1 bicycle space per dwelling within a secure storage area, as well as 16 visitor spaces along the frontage.

A total of 108 car parking spaces will be provided for resident use, with 60 spaces on the lower basement and 48 on the upper basement. This is below the maximum requirement of 2 spaces per dwelling given the location of the Site within Category 4 of the car parking requirements map (note that it is partially located within Category 3 or 4, but in such instances, Clause 52.06 notes the requirements of the higher category applies).

No car parking is proposed for the commercial space, given the excellent locational attributes and proximity to public transport. This is consistent with the lack of minimum space outlined within Clause 52.06.

An EV charging station is also proposed. Residents will utilise the stairwell and lift at basement levels to reach ground floor or their respective apartment levels.

Refer to the Traffic Report prepared by Ratio.

4 Planning Provisions

4.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out the vision for the municipality and the key strategic directions under a range of themes (including settlement, housing, built environment and heritage, economic development and transport) to guide land use and development within the municipality.

Relevant clauses are summarised below:

Clause 01.01 – Purposes of this Planning Scheme

This provision outlines the purpose of the planning scheme, as follows:

- *To provide a clear and consistent framework within which decisions about the use and development of land can be made.*
- *To express state, regional, local and community expectations for areas and land uses.*
- *To provide for the implementation of State, regional and local policies affecting land use and development.*
- *To support responses to climate change.*

Clause 01.02 – Vision for Victoria

This provision outlines the 'People's Plan' vision for Victoria, which is as follows:

- *By 2050 Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.*
- *Building a state which provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity, will require input from community, government, local businesses and industry alike.*
- *We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.*

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This vision has been developed through Plan for Victoria.

Clause 02.02 – Vision

Clause 02.02 outlines the 2036 Spatial Vision for the City of Yarra:

Yarra will be one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city's prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be conserved, with development revitalising areas with capacity for change. New housing will provide homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design will respect the city's heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the waterway corridors and their surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

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Clause 02.03 – Strategic Directions

Clause 02.03 establishes a number of overarching strategies for the development of Yarra. These have been set out (as relevant) below.

- **Clause 02.03-1 – Settlement** – outlines the importance of the major activity centres (including Brunswick Street) within the municipality. This clause emphasises that these activity centres are identified by *Plan Melbourne 2017-2040* and provide a range of services. This clause outlines the following relevant directions:
 - *Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, arts and culture.*
 - *Support a strong and diverse network of activity centres across Yarra by promoting development that:*
 - *Is of a scale appropriate to the role and capacity of the centre.*
 - *Supports each centre’s unique character.*
 - *Provides a mix of uses.*
 - *Encourage land use and development opportunities that create diverse and sustainable centres by:*
 - *Encouraging development that enhances a centre’s sense of place, identity and street activity.*
 - *Encouraging new development to improve the public realm.*
 - *Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.*
 - *Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.*
 - *Reinforce Yarra’s activity centres as compact, pedestrian-oriented, mixed-use communities that provide walkable access to daily and weekly shopping and service needs and are well-served by different modes of transport.*
- **Clause 02.03-3 – Environmental Risks and Amenity** – outlines the municipality’s commitment to sustainable development. This clause outlines the following relevant directions:
 - *Integrate climate adaptation principles, environmental and sustainability policies and strategies.*
 - *Create a built environment that mitigates and adapts to climate change by:*
 - *Directing growth to activity centres, major employment precincts, and employment land that are close to public transport.*
 - *Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport.*
 - *Supporting environmentally sustainable development.*
 - *Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.*
 - *Encourage sustainable environmental practices in Yarra’s buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage.*
 - *Reduce and mitigate the impacts of climate change and flood events.*
 - *Facilitate development that protects and conserves water.*
- **Clause 02.03-4 – Built Environment and Heritage** – acknowledges the challenges associated with balancing the need to accommodate for new development and maintaining significant surrounding heritage and character. This clause states that conserving and enhancing heritage places and streetscapes while still allowing appropriate development is very important. This clause outlines the following relevant directions:
 - *Respect Yarra’s distinctive features and landmarks, including:*
 - *The low-rise character of residential neighbourhoods.*
 - *Historic retail strips.*
 - *Identified buildings and places of heritage significance - Aboriginal and post-contact.*
 - *Municipal buildings in Collingwood, Fitzroy and Richmond.*

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- The historic grid of boulevards, streets and laneways.
- Historic street and laneway fabric and infrastructure.
- o Conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.
- o Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- o Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.
- o Design development and locate land uses to create people-oriented places with high standards of amenity on-site, for adjoining properties and in the public realm.
- **Clause 02.03-5 – Housing** – acknowledge the need to manage residential growth across the municipality (acknowledging differing capacity to manage growth). This clause outlines the following directions:
 - o Direct housing growth to appropriate locations including major regeneration areas (Alphington Paper Mill, the former Gasworks site in Fitzroy North and south-west Cremorne, south of Gough Street) as shown in clause 02.04 (Strategic Framework Plan), and areas within activity centres that have good access to public transport, jobs, open space and other services.
 - o Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
 - Provide for diverse housing types including shared, sole person, couple and family households.
 - Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
 - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
 - Include greater housing choice for key workers.
 - Encourages the supply of additional social housing and improvements to existing social housing.

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Clause 02.04 – Strategic Framework Plan

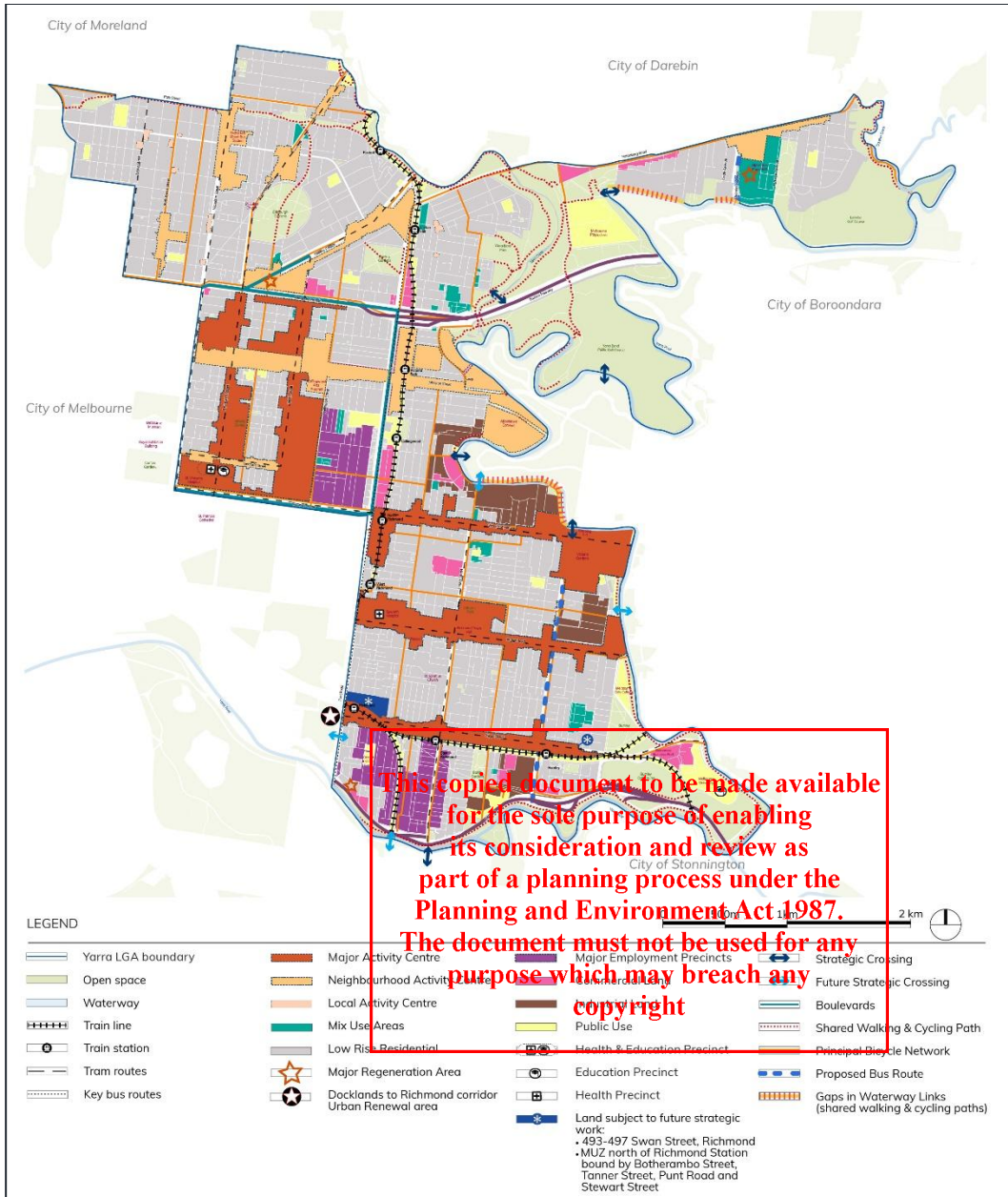


Figure 25. Strategic Framework Plan.

4.2 Planning Policy

Clause 11 – Settlement

Clause 11.03-1L (Activity Centres)

This local policy seeks to manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction. It contains the following relevant general strategies:

- Support high quality mid-rise buildings in major and neighbourhood activity centres.
- Support development that improves the built form character of activity centres, while conserving heritage places, streetscapes and views to identified landmarks.
- Support development that sensitively transitions to interfaces with low-rise residential neighbourhoods.

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- Promote use and development that support street level activation and passive surveillance of the public realm.
- Support development that improves the public realm and positively contributes to the streetscape environment within activity centres.

In addition to the above, it provides the following strategies for Brunswick Street:

- Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the adjoining Mixed Use Zone.
- Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception of the Atherton Garden's precinct.
- Promote development that retains the consistent low-rise built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and Leicester Street.
- Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.
- Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.
- Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.
- Protect primary views to St Patrick's Cathedral and St Luke's Church.

Clause 15 – Built Environment and Heritage

Clause 15.01-1S – Urban Design

This policy seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It includes the following strategies:

- Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors.

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Clause 15.01-1L – Urban Design

This policy seeks to:

- Support development that creates new public spaces to serve the needs of residents, workers, traders and visitors.
- Encourage developments to incorporate public art.
- Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.
- Support development that provides weather protection of the public realm (including footpaths and plazas).
- Ensure development provides a transition from any adjoining building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.
- Ensure development is sympathetic and respectful design response that does not dominate an adjoining heritage place.
- Ensure appropriate materials and finishes complement the area which do not detract from the fabric of the heritage place.

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- Ensure development adopts a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

It provides strategies relating to abutting buildings with individually or contributory heritage gradings. It also includes specific detailed strategies relating to development which abuts a laneway. These strategies have been outlined in Section 5.1, where an assessment of the proposal has been undertaken against them.

Clause 15.01-2S – Building Design

This policy seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. It includes the following relevant strategies:

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Improve the energy performance of buildings through siting and design measures that encourage:
 - Passive design responses that minimise the need for heating, cooling and lighting.
 - On-site renewable energy generation and storage technology.
 - Use of low embodied energy materials.
- Restrict the provision of reticulated natural gas in new dwelling development.
- Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.
- Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.
- Encourage water efficiency and the use of rainwater, stormwater and recycled water.
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.
- Encourage development to retain existing vegetation.
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

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Clause 15.01-2L – Building Design

This policy seeks to ensure quality building design. It applies detailed strategies relating to various aspects of building design. These strategies have been outlined in Section 5.1, where an assessment of the proposal has been undertaken against them.

Clause 15.01-2L-01 – Environmentally Sustainable Development

This policy seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. It outlines detailed strategies relating to energy performance, integrated water management, indoor environment quality, transport and urban ecology. For this proposal, it requires the following information to be submitted:

- A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan.

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Clause 15.03-1L – Heritage

This policy seeks to:

- To conserve and enhance Yarra's natural and cultural heritage.
- To preserve the scale and pattern of streetscapes in heritage places.
- To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.
- To promote signs that conserve and enhance the significance of a heritage place.

It includes detailed strategies relating to the conservation of local heritage.

Clause 16 – Housing

Clause 16.01-1S – Housing Supply

This clause seeks to facilitate well-located, integrated and diverse housing that meets community needs. It includes the following relevant strategies:

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well designed housing that
 - Provides a high level of internal and external amenity.
 - Incorporates universal design and accessible internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-served locations.

This policy includes the housing targets for metropolitan Melbourne municipalities. Yarra has been designed a target of 44,000 additional dwellings by 2051.

Clause 16.01-1L – Location of Residential Development

This policy seeks to encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in clause 02.04 (Strategic Framework Plan). This policy locates the Site is a 'moderate change area'. It includes the following strategies for these areas:

- Support medium density residential and mixed use development that is responsive to heritage significance and streetscape character.
- Encourage lot consolidation to facilitate increased densities and efficient use of land, where appropriate.

Clause 16.01-1L-01 – Housing Diversity

This policy seeks to:

- Support well designed apartment development in high and moderate change areas as shown in the figures in clause 16.01-1L which include:
 - A diverse range of housing types.
 - The provision of larger dwellings suitable for families and shared households particularly on the lower levels of the building and the ground floor, with good access to well-designed communal open space.
 - External spaces and large common rooms that promote social interaction as well as shared break out spaces and quiet areas.
- Support alterations and additions to existing dwellings which provide accommodation for larger household types.
- Support housing models such as cohousing which provide private and shared spaces.

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- Support purpose-built student housing in locations which are proximate to tertiary institutions in the municipality and accessible by walking, cycling or public transport.

Clause 16.01-2S – Housing Affordability

This policy seeks to deliver affordable housing in areas with good access to opportunities and services. It includes the following relevant strategies:

- Improve housing affordability by:
 - Ensuring housing supply continues to be sufficient to meet demand.
 - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
 - Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
 - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.
- Increase the supply of well-located affordable housing by:
 - Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.

Clause 16.01-2L – Housing Affordability

This policy seeks to facilitate the provision of affordable housing and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing. It includes the following strategies:

- Support development that includes a provision of affordable housing within its mix of dwellings.
- Provide well-designed affordable housing within new development that is integrated with the remainder of the development.
- Support development that caters for key workers (employed in the provision of essential services such as in the police, health, emergency or education sectors) within or close to activity centres, health and education precincts.

4.3 Zoning

The Site is located in the Commercial 1 Zone (C1Z) and the Neighbourhood Residential Zone (NRZ1). The Northern parcel is located within the C1Z, and the Southern parcel is located within the NRZ1.

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Figure 26 Zone Plan

Commercial 1 Zone (C1Z)

The purpose of the C1Z is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Pursuant to Clause 34.01-1, a permit is required for the use of land as a dwelling, as the frontage is greater than 2m at the ground floor.

Pursuant to Clause 34.01-4, a permit is required to construct a building or construct or carry out works.

An assessment against the decision guidelines listed at Clause 34.01-8 is provided at Section 5.1 of this report.

Neighbourhood Residential Zone, Schedule 1 (NRZ1)

The purpose of the NRZ1 is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.09-7, a permit is required to construct two or more dwellings on a lot.

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Pursuant to Clause 32.09-7, a permit is required to construct a front fence within 3m of the street that exceeds 1.5m in height.

An assessment against the decision guidelines listed at Clause 32.09-14 is provided at 5.1 of this report.

4.4 Overlays

Heritage Overlay (HO334)

The Site is affected by the Heritage Overlay (HO334 – ‘South Fitzroy Precinct’).

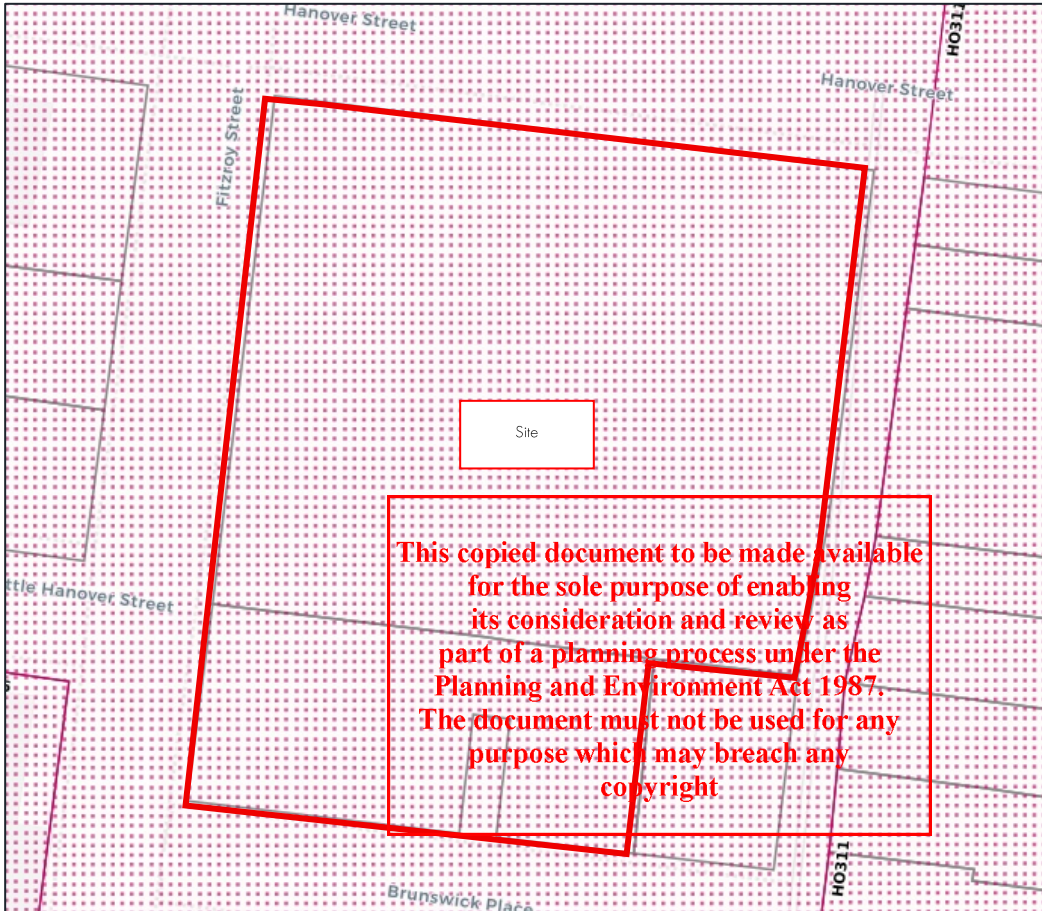


Figure 27. Heritage Overlay

The purpose of the HO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building.

Pursuant to Clause 43.01-1, a permit is required to construct a building or construct or carry out works.

The building on Site is considered ‘not contributory’ to the South Fitzroy Precinct (HO334).

An assessment against the decision guidelines listed at Clause 43.01-8 is provided at 5.1 of this report.

Development Contributions Plan Overlay, Schedule 1 (DCPO1)

The Site is affected by the Development Contributions Plan Overlay, Schedule 1 (DCPO1).

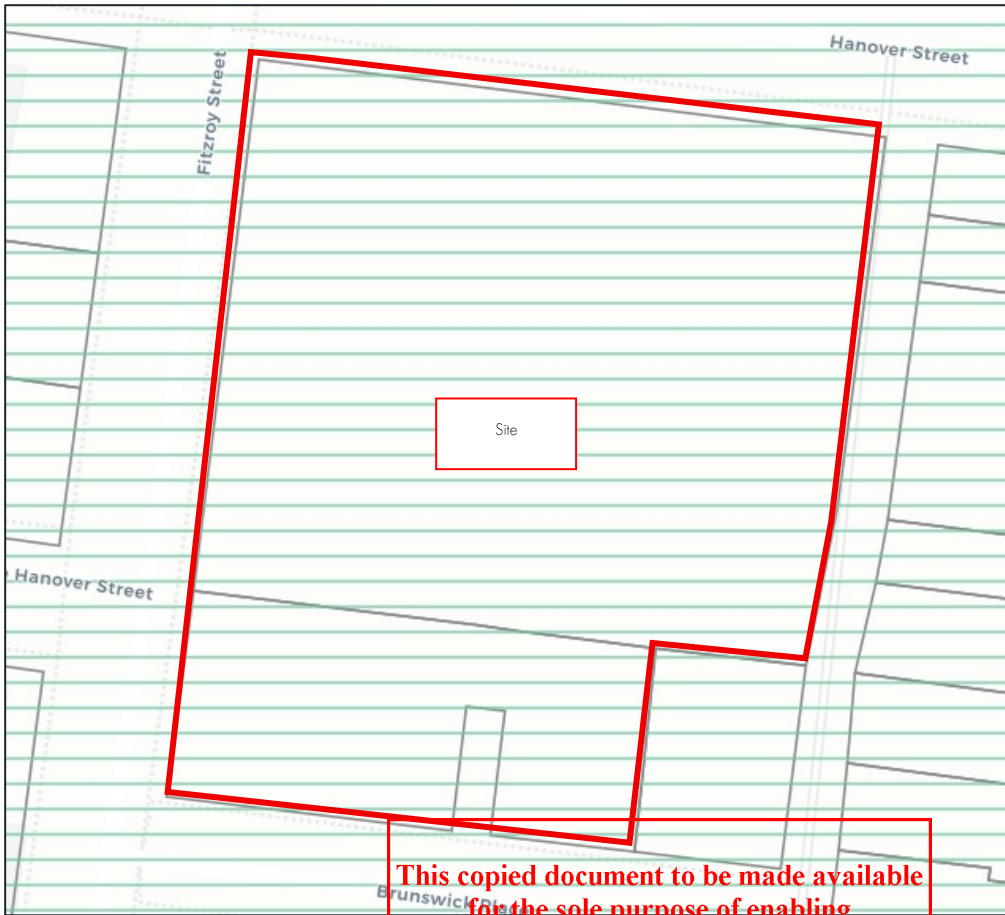


Figure 28. Development Contributions Plan Overlay

The purpose of the DCPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The Site is located within Charge Area 5 – Fitzroy.

Under the provisions of the DCPO 1, levies are payable for residential development prior to the commencement of development.

4.5 Particular Provisions

The following particular provisions are relevant to this application:

- Clause 52.06 – Car Parking.
- Clause 52.34 – Bicycle Facilities.
- Clause 53.18 – Stormwater Management in Urban Development.
- Clause 58 – Apartment Developments.

Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

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- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

VC277 (gazetted on 18 December 2025) recently updated the car parking rates within Clause 52.06. Car parking requirements are now based on the Category afforded to a Site within the associated car parking maps. The categories are allocated based on the accessibility of land to public transport and amenities, with Category 1 areas having the lowest accessibility and Category 4 areas having the highest accessibility.

The Site is located partially within Category 3 and Category 4. Pursuant to Clause 52.06-5:

If the land is shown in two or more categories on the CPR maps, the car parking requirements for the higher category applies to all of the land.

This means the maximum car parking rates within Category 4 of Clause 52.06 are applicable. There are no minimum rates applicable to the Site. A planning permit is required to exceed the maximum number of car parking spaces.

The proposal generates the following 'maximum' car parking rates:

Use	Maximum rate	Measure and applicable rate	Complies?
Dwelling	2 spaces per dwelling	63 dwellings provided.	Complies 108 car parking spaces provided.
Food and drink premises	1 space per 100 of net floor area	100 spaces provided.	Complies 100 spaces provided.

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Given the above, no planning permit is required for the proposal.

Clause 52.34 – Bicycle Facilities

The purpose of Clause 52.34 is as follows:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34, a new use must not commence until the required bicycling facilities and associated signage has been provided on the land.

In accordance with Table 1 to Clause 52.34, the development generates the following statutory requirements for bicycle spaces.

Use	Minimum rate and measure	Measure and applicable rate	Complies?
Dwelling (resident)	In developments of four or more storeys, 1 to each 5 dwellings	63 dwellings provided. Minimum rate of 13 bicycle spaces.	Complies 68 spaces provided.

Dwelling (visitor)	<i>In developments of four or more storeys, 1 to each 10 dwellings</i>	63 dwellings provided. Minimum rate of 7 bicycle spaces.	Complies 16 visitor spaces provided (combined with food and drinks premises)
Food and Drinks premises (staff)	<i>1 staff space per 300sqm of leasable floor area</i>	135sqm of food and drinks premises provided. Minimum rate of 0 spaces.	Complies Access to 68 spaces secure resident parking
Food and Drinks premises (customers)	<i>1 customer space per 500sqm of leasable floor area</i>	135sqm of food and drinks premises provided. Minimum rate of 0 spaces.	Complies Access to 16 visitor spaces along the street (combined with dwellings)

The proposal is in excess of the minimum requirements, as demonstrated above, therefore not triggering a planning permit under this provision.

Clause 52.37 – Canopy Trees

The purpose of Clause 52.37 is as follows:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

Clause 52.37 applies to any application to remove, destroy or lop a canopy tree within a residential zone. This means it is only applicable within 64 – 66 Hanover Street which is located within the NRZ.

No planning permit is required under Clause 52.37, given that there are no canopy trees requiring removal within the NRZ land. See below excerpt from the Feature Survey Plan demonstrating this to be the case.

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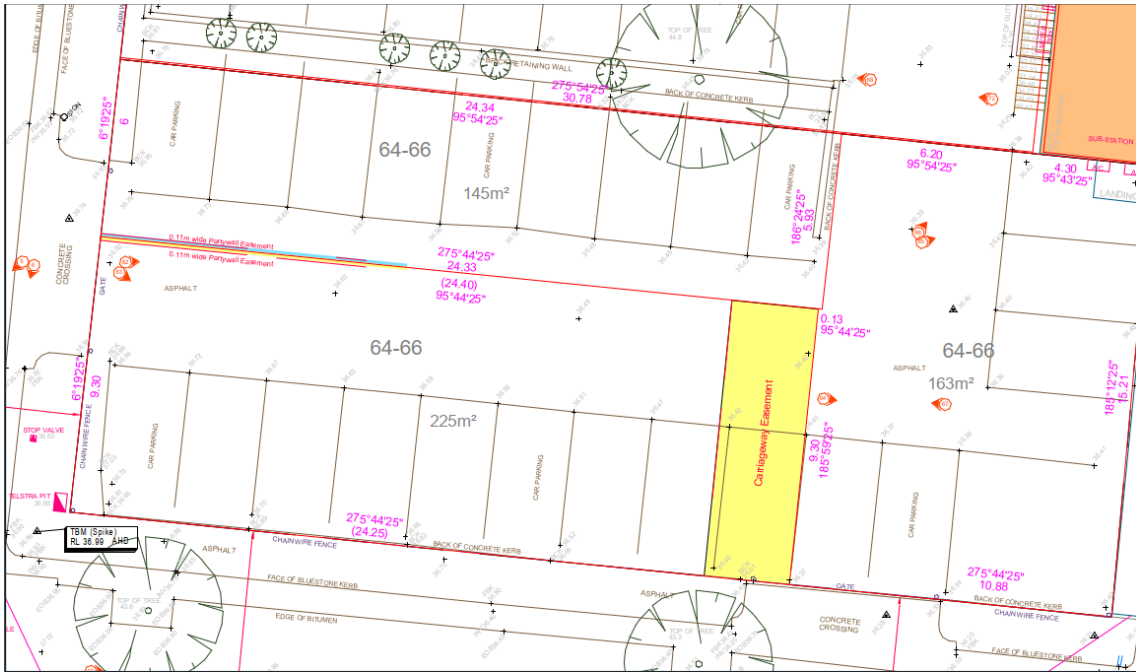


Figure 29 - Excerpt from the Feature Survey Plan prepared by Goodinson Surveying demonstrating that there are no canopy trees on the NRZ land (being 64 - 66 Hanover Street)

Clause 53.18 – Stormwater Management in Urban Development

The purpose of Clause 53.18 is:

- 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.

Pursuant to Clause 53.18-3, an application to construct, build or carry out works:

- Must meet all of the objectives of Clause 53.18-5 and 53.18-6
- Should meet all of the standards of Clause 53.18-5 and 53.18-6.

Stormwater management is addressed in the Environmentally Sustainable Design Report prepared by Hip v. Hype.

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Clause 53.25 – Great Design Fast Track

The purpose of Clause 53.25 is:

- To facilitate innovative dwelling, apartment and mixed-use residential development.
- To facilitate development that increases the density and diversity of dwellings to respond to Victoria’s population growth.
- To facilitate the development of dwellings with convenient access to public transport, and community, retail and other services.
- To facilitate development that is of a high quality in its design, liveability and sustainability.

Clause 53.25-1 applies to an application under any provision of this planning scheme for the use and development of land, if all of the following are met:

- The applicant submits written confirmation that the application is an application to which this clause applies.
- The application includes the construction of at least eight dwellings.
- Any proposed building contains at least two storeys and not more than eight storeys.
- The proposed development achieves a minimum NatHERS rating of:
 - 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments.
 - 7.5 stars for all other dwellings.

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- Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.
- The Minister for Planning has advised in writing that they are satisfied the proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) is of significance having regard to:
 - The purpose of clause 53.25
 - Whether the quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning on the Department's Internet site for the purposes of clause 53.25 ('the design principles').
 - The location of the proposed development and whether it has convenient access to jobs, services, infrastructure and community facilities.
- Information demonstrating that the proposed development meets the design principles is provided to the satisfaction of the Minister for Planning. This must include written advice from the Office of the Victorian Government Architect to the satisfaction of the Minister for Planning.
- Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) to the satisfaction of the Minister for Planning.

Exemption from review rights

Pursuant to Clause 53.25-4, an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of section 82(1) of the Act.

Responsible Authority

Pursuant to Clause 72.01-1, 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 the use and development of land for use and development to which clause 53.25 applies.

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Clause 58 – Apartment Development

The purpose of Clause 58 is:

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

Provisions in this clause apply to an application to construct an apartment development where the apartment development is five or more storeys (excluding a basement).

An apartment development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

An assessment of the proposal against Clause 58 will be complete in due course.

4.6 Strategic Planning Considerations

Draft Amendment C271

Planning Scheme Amendment C271 (the 'Amendment') was exhibited from 18 November 2024 to 25 February 2025. The City of Yarra on 14 October 2025 resolved to request the Minister for Planning refer the amendment and all submissions to the Yarra Activity Centres Standing Advisory Committee.

The amendment has since been altered since its initial exhibition, with DTP translating the proposed requirements of the previously proposed Design and Development Overlay (DDO) into the Built Form Overlay (BFO). This is part of the

municipality wide designation of the City of Melbourne and City of Yarra as 'activity centres' as identified within Plan for Victoria.

The Standing Advisory Committee (SAC) appointed by the Minister for Planning has recently concluded its hearings.

The BFO sought to be applied to the Site relates to the Fitzroy Town Hall and Back Blocks and supports a mid-rise character 3-6 storeys whilst responding to sensitive interfaces.

The Amendment would rezone the Southern parcel of the Site (NRZ1) to the C1Z and treats the entire block as an integrated development parcel. It recognises that the NRZ zoning of the Southern parcel is a 'zoning anomaly'

The Amendment would impose a preferred maximum building height of 20.8m (6 storeys) at the Site. It also seeks to apply the following key built form controls.

Mandatory

- Street wall height of 11.2m (3 storeys) to Hanover Street, Fitzroy Street and Brunswick Place (south).
- Street wall height on Brunswick Place (south) to match the adjoining heritage building (4-6 Brunswick Place) for a length of 6m.
- No overshadowing to the opposite footpaths of streets more than 10m wide (ie. Fitzroy Street) between 10am and 2pm on 22nd September.

A mandatory building height of 4 storeys is also proposed for properties along Brunswick St.

Discretionary

- No front or side street setbacks.
- 6m upper level setback (to primary frontage – i.e. Hanover Street).
- 8m upper level setback (to Fitzroy Street).
- 3m upper level setback (to side streets – i.e. Brunswick Place (south)).
- 4.5m setback provided at upper levels to the centre line of laneways (ie. the laneway to the east of the Site).
- Development to comply with the overshadowing requirements of Clause 55 for any secluded private open space of adjoining residentially zoned properties.
- Internal building separation at upper levels be setback 9m (from habitable room window / balcony to habitable room window / balcony), or 6m between non habitable room windows.

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Given the Amendment is still in its assessment and not yet part of the planning scheme it must be considered but is not yet policy. We have provided a brief assessment against the Amendment in Section 5.3 of this report.

Plan for Victoria

Plan for Victoria outlines the following vision for Victoria, as developed by the 'People's Panel':

By 2050, Victoria will be a vibrant, accessible and connected community valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.

Building a state that provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity will require input from the community, government, local businesses and industry alike.

We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.

The Plan specifies the following five pillars for action:

- *Self-determination for all Victorians*
- *Housing for all Victorians*
- *Accessible jobs and services*
- *Great places, suburbs and towns*
- *Sustainable environments.*

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Of relevance to the proposal, the Plan sets out housing targets for every local government area across Victoria, specifying their share of the envisaged 2.24 million homes needed to address the housing crisis. Under the plan, Yarra is

tasked with delivering 44,000 homes, with preference to be given to locations well-provided with jobs, shops, public transport and community facilities and services.

Great Design Fast Track – Design Principles

Great Design Fast Track – Design Principles (April 2025, DTP) sets out design principles to guide proposals submitted under the Great Design Fast Track planning pathway.

There are seven principles which are interconnected and intended to be considered holistically. Proposals committed to 'great design' will demonstrate these principles.

There are various ways to respond to the design principles, with suggested outcomes accompanying the principles that are not prescriptive but provide guidance as to how the principles might be met in practice.

The design principles are set out below.

01 **Neighbourly homes** – *Enhancing local identity by embracing change and generating lasting social value.*

02 **Welcoming homes** – *Creating welcoming and safe homes that promote a sense of family and community.*

03 **Landscaped homes** – *Enhancing local biodiversity, natural systems and connections to nature.*

04 **Sustainable homes** – *Enduring and high-performing, embedding climate resilience and minimising environmental impacts.*

05 **Healthy homes** – *Enhancing health and wellbeing through integrating the natural and built environment.*

06 **Adaptable homes** – *Housing that meets the diverse and changing needs of households and families.*

07 **Good value homes** – *Supporting more affordable housing through innovative housing development and delivery models that respond to changing housing markets.*

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5 Planning Assessment

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This section provides an assessment of the proposal against the relevant policy and provisions of the *Yarra Planning Scheme*. The following questions are relevant to this assessment:

- Is the proposal consistent with the intent of the relevant policy within the Yarra Planning Scheme?
- Is the proposal consistent with the purpose of the Commercial 1 Zone, Neighbourhood Residential Zone and Heritage Overlay?
- How does the quality of the design, liveability and sustainability of the proposed development meet the Great Design Fast Track design principles?
- Does the proposal provide for a high level of internal amenity?
- Other.

These matters are discussed further below.

5.1 Is the proposal consistent with the intent of the relevant policy within the Yarra Planning Scheme?

Planning Policy Framework and MPS

The proposal is consistent with various policy and provisions outlined in the *Yarra Planning Scheme*, including the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF), while having regard to both the zone and overlay controls affecting the Site.

The proposal aligns with the relevant policy outlined in Clause 11 and Clause 16 as follows:

- The proposal provides a high-quality residential development within an activity centre, which has excellent access to transport and services. It has been designed to sensitively transition to the surrounding residential interfaces (to the south and west) and provides significant improvements to the public realm, particularly along Fitzroy Street (where a footpath will be established). This is in accordance with Clause 11.03-1L (Activity Centres).
- The proposal provides 63 new dwellings on a well-located, underutilised Site. It will assist Yarra in meeting the local housing target for 44,000 new dwellings by 2051, consistent with Clause 16.01-1S (Housing Supply) and Clause 16.01-1L (Location of Residential Development).
- The proposal provides a diverse range of housing stock, which caters to a range of household types and affordability levels. This includes the provision of one, two, three and four bedroom apartments, townhouses, as well as the unique 'duplex' housing typology. Dwellings also have the potential in future to be adapted to suit emerging needs, such as through being merged with adjoining apartments (to create larger apartments) or split (into smaller apartments). Dwelling diversity is further complemented through dwellings having different sized rooms, varied number of bathrooms, different open space options and outlook conditions. Housing is also provided that is accessible, ensuring that people with limited mobility are also provided with housing options on Site. This is in accordance with Clause 16.01-1L-01 (Housing Diversity), Clause 16.01-2S and Clause 16.01-2L (Housing Affordability).

The proposal aligns with the relevant policy outlined in Clause 15. It seeks to deliver a sustainable development which will positively contribute to the wider character and context of Fitzroy. The proposal seeks to incorporate positive urban design, building design and heritage elements into the development.

The proposal aligns with Clause 15.01-1L (Urban Design), Clause 15.01-2L (Building Design) and Clause 15.03-1L (Heritage) as follows:

- The proposal will contribute positively to the surrounding context. It has been carefully crafted by SJB Architecture to respond to its context within an eclectic character area, step down towards the lower rise residential areas and provide a high quality of design detail that interprets the surrounding historical architecture in a contemporary manner.

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- The Site is a significant land holding within an established urban area. It is an 'island site', with only one adjoining property (also within the C1Z) and no adjoining residential properties. Its setback from Brunswick Road means it will not impact the heritage streetscape. This provides an excellent opportunity for housing intensification.
- The highest parts of the building have been sited in the north east of the Site, adjoining the rear of the commercial buildings along Brunswick Place (east), which is considered to be the least sensitive part of the Site. The building then steps down towards the west and south, which ensures the protection of residential amenity (such as through overshadowing) for the lower rise residential properties opposite to the west and south. This ensures that rather than the proposal reading as an 8 storey building, it will read anywhere between 3 to 8 storeys dependant on where it is viewed from.
- The development has been designed to respond to the prevailing street wall heights, with the following noted:
 - A four storey street wall height is provided along Hanover Street. This achieves a 1:1 ratio with the street and provides a strong built form response at the 'main street' frontage of the development. The four storeys sits contextually on land within the C1Z within a streetscape that has heights ranging from two to three storeys. Arched openings at the ground floor provide a sense of depth at the human scale, whilst the mid block break in the street wall also provides a visual break.
 - A four storey street wall along Fitzroy Street steps down to three storeys along Fitzroy Street. The four storeys provides a strong interface to the Fitzroy Street and Hanover Street corner, whilst the stepping down ensures integration with the surrounding one to two storey heights on the opposite side of the street. The re-instatement of a footpath along Fitzroy Street, as well as the provision of canopy tree planting along the street, provides a sense of generosity back to the pedestrian realm.
 - A three storey street wall along Brunswick Place (south) for the townhouses sits comfortably in the surrounding context. It steps carefully to the heritage building at 4-6 Brunswick Place, whilst not overwhelming its presence along the street. A landscaped setback provides generosity back to the pedestrian realm, with space for smaller scale landscaping.
 - The upper level setbacks along Hanover Street and Fitzroy Street ensure the podium and upper levels read as distinct forms. They have also been designed to minimise overshadowing to the footpaths on the opposite side of the street (Fitzroy Street and Brunswick Place, (south)).
- The proposal incorporates a material palette which is informed by the unique heritage and character of the South Fitzroy Precinct. This includes the use of fine grained sandstone (such as tiles) on the plinths of the ground floor frontage, similar to the materials used in the details of some of the older pubs within the area. The use of a contemporary cream brick defines the townhouses, whilst brown brick defines the apartments, integrating into the palettes of materials surrounding those parts of the building. Textured concrete at the upper levels creates a robust and durable presentation for the upper levels, whilst design details such as metal and aluminium screens, shade cloth awnings and the like create a visually interesting built form.
- The only heritage building which directly abuts the Site located on 4-6 Brunswick Place. The development has a maximum building / street wall height of 3 storeys to this the primary street frontage (southern portion of Brunswick Place). This is slightly higher than 4-6 Brunswick Place (2 storeys) but is enhanced by a generous setback to the southern boundary of the Site.
- Brunswick Place (to the east) will be significantly improved by the proposal. The food and drink tenancies will wrap around into the laneway, providing activation and passive surveillance. The bicycle store and workshop also provide for new uses within the environment, encouraging use throughout the day. Apartment balconies above also provide further surveillance of the space.
- The proposal incorporates appropriate ground level setbacks, providing generous public realm contributions to Hanover Street (weather protection to the footpath above food and drink tenancies and lobby, allowing space for footpath activation) and Fitzroy Street (deep soil landscaping where there are currently multiple inappropriate vehicle crossovers).
- The proposed car parking access and services have been oriented towards Brunswick Place (south and east). This ensures the balance of the 'main street frontages' are kept free of car parking facilities and services.
- The massing of the building also ensures there are no unreasonable amenity impacts to surrounding properties. This is explored further within Section 5.5 of this report.

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5.2 Is the proposal consistent with the purpose and decision guidelines of the C1Z, NRZ1 and HO?

The proposal has been assessed against the relevant planning provisions applicable to the Site, including the C1Z, NRZ1 and HO. It has been found to be consistent with these provisions, noting the following:

- The proposal is consistent with the purpose and provisions of the C1Z, with the following noted:
 - The C1Z seeks to provide for residential uses at densities complementary to the role and scale of the commercial centre.
 - The proposed accommodation land use, in connection with a small retail element, will support the major activity centre and surrounding commercial land uses. There are no adjoining businesses that would have an unreasonable impact upon the amenity of the proposed residential development.
 - The proposed development does not have unreasonable amenity impacts to surrounding residential properties (noted in Section 5.5).
 - The proposal will not unreasonably overshadow existing rooftop solar energy systems within a residential zone.
- The proposal within the NRZ (being three storey townhouses on this part of the Site) is consistent with the purpose and provisions of the NRZ1, with the following noted:
 - The townhouses recognises the 'predominant single and double storey character of development' within the NRZ, per the purpose of the zone. The three storey height is considered to be appropriate in the context of this part of the Site assisting in providing a transition between the C1Z and NRZ. It is also suitable given the architectural quality of the development.
 - The proposal also responds to the surrounding character of the area. This is achieved through the townhouse typology (which provides vertical breaks between each townhouse), appearing similar to some of the surrounding terrace housing (which have narrow proportions). The cream brick used provides a contemporary use of a traditional material (brick), whilst the landscaped setbacks to Brunswick Place (south) and Fitzroy Street soften the appearance of the buildings to the surrounding area.
 - It should also be noted that the Site, despite being partially within the NRZ, is currently used for commercial purposes. C271 recognises the NRZ on the Site is an 'anomaly' and proposed to rectify this through rezoning this area to the C1Z.
- The proposal is consistent with the purpose and provisions of the HO354, including the objectives and strategies Clause 15.03-1L – Heritage (which provides further guidance on buildings and works within Heritage Overlays). The following is noted:
 - The existing building on Site is not contributory and considered to be suitable for demolition. Its replacement with a more sympathetic built form will enhance the character of the area.
 - The proposal will not overwhelm the scale and pattern of the heritage streetscapes along Hanover and Fitzroy Streets, or Brunswick Place (south). Both of these streets are electric in character, containing a range of single fronted dwellings, other heritage buildings and warehouse conversions, as well as walk up apartments constructed in the 1960's and townhouses from the 1990's / 2000's. The addition of a contemporary building within this context will further add to the range of buildings present from various eras, enhancing the eclectic character. None of these streetscapes are considered to be examples of heritage streetscapes containing buildings from a certain era only.
 - The height of the building has also been designed to step to the surrounding heritage interfaces. Large upper level setbacks to Fitzroy Street and Brunswick Place (south) assist in providing a further visual separation between the taller forms of the building and the surrounding heritage context. Upper level setbacks to Hanover Street are smaller than those on the other interfaces, noting the width of the street provides the visual transition between significant / contributory buildings and the Site.
 - Design details of the building have been crafted to provide cues and references to features of heritage buildings in the surrounding area, but in a contemporary style that does not mock or replicate the buildings. The use of tiled bricks on plinths are similar to features used in the older pubs within the area, whilst the detailed balustrades reference the high level of fretwork provided on some of the terrace houses. Arched openings at the ground floor, as well as the width of townhouses and duplexes, reflect the narrow widths of terrace houses. The use of colours such as brown, pink and red, also provide a contemporary interpretation of the earthy colours used on the older buildings.

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- The zero lot line provided along Hanover Street, as well as small setbacks to the other streets, also reference the provision of limited, or small front setbacks within the area.
- In particular reference to the relationship with 4-6 Brunswick Place, the only adjoining building, the following is noted:
 - The proposed interface with 4-6 Brunswick Place has also been carefully managed, to ensure the buildings along Brunswick Place respect (south) and not overwhelm the façade. This is achieved through a small stepping down to the façade, the provision of semi enclosed balconies directly adjacent to provide a sense of openness, and use of cream brick (as opposed to red brick on 4-6). This ensures the proposal does not overwhelm 4-6 Brunswick Place, whilst also appearing as a distinct building.
 - At the same time, the proposal protects the equitable development rights of 4-6 Brunswick Place, with a wall being provided on the boundary. Only secondary windows, which can be readily closed should 4-6 Brunswick Place be redeveloped, are located on the common boundary. Whilst the Level 7 balcony is located on the boundary, it also enjoys outlook to the east and west, ensuring that if a redevelopment of 4-6 Brunswick Place occurs, it will continue to be provided with appropriate amenity.
- Due to the slope of the Site, the front fence associated with Townhouse 07 exceeds the height of 1.5m, reaching a height of 1.8m. This 300mm variation is considered appropriate given the sloping conditions of the Site, the extent of variation being limited to the width of one townhouse (in a row of three townhouses on Brunswick Place), the fence being consistent with the design and treatment of adjoining fences and including a semi transparent topper to facilitate interaction with the street. The fence is also located along Brunswick Place, which has limited pedestrian movements.

How does the quality of the design, liveability and sustainability of the proposed development meet the Great Design Fast Track design principles?

This section provides a brief assessment against the Great Design Fast Track design principles. For further details, please refer to the DTP Presentation prepared by SJB Architects.

It is noted that the OVGA has also confirmed in its letter dated 4 February 2026 that the proposal complies with the design principles of the Great Design Fast Track and is eligible for assessment under the pathway.

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Design Principle

01 Neighbourly homes – Enhancing local identity by embracing change and generating lasting social value.

The proposal provides a contextual response which has been informed by the surrounding character of Fitzroy. Specifically, it has drawn inspiration from the surrounding warehouses, and Victorian and Edwardian era-terrace details, and landscaped character.

The proposal involves duplexes and townhouses, which provide active residential frontages through landscaped front setbacks to Hanover Street and Fitzroy Street. Similar to some of the traditional terrace houses in the area, the townhouses are provided with a ‘vertical’ side by side layout, with entrances directly accessible from the street. Windows also provide passive surveillance of the street at each level. This creates a sense of address and contributes positively to the streetscape.

The proposal involves improvements to the public realm, particularly on Fitzroy Street, where the footpath has been fragmented by multiple vehicle crossovers and car parking directly accessible from the street. The proposal will re-instate the footpath, close all vehicle crossovers and provide canopy tree planting along the street, creating an excellent pedestrian environment.

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02 Welcoming homes – Creating welcoming and safe homes that promote a sense of family and community.

Generously sized communal spaces, improvements to the public realm and the encouragement of pedestrian and cycling activity in and around the Site will encourage incidental social interactions and foster a sense of community within the proposed development.

Passive surveillance within the development will allow for a sense of safety and visibility.

03 Landscaped homes – Enhancing local biodiversity, natural systems and connections to nature.

The proposal will significantly improved the landscaped response on Site, particularly compared to the existing conditions.

A setback along Fitzroy Street will allow for the provision of deep soil canopy tree planting along the street. This will provide significant public benefit, providing shade for pedestrians and an extension of the existing mature canopy cover on the opposite side of the street. It also provides additional 'breathing space' and a sense of openness for the footpath, whilst providing shade to the habitable room windows of the dwellings directly behind the trees.

The internal communal courtyard has been designed to provide different landscaped experiences within the area that is shaded, and the area that is in sunlight. This will enhance the use of these two areas for different recreational purposes. The use of berms for soil also allows the provision of canopy trees.

The rooftop terrace will also be landscaped, as will various planter boxes across the development. This further enhances local biodiversity and assists with greening the surrounding context.

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04 Sustainable homes – Enduring and high-performing, embedding climate resilience and minimising environmental impacts.

Refer to the SMP prepared by Hip v Hype which accompanies the documentation. The proposal has been designed to reduce carbon use through all stages of the lifecycle of the building, including construction and operation.

Extensive solar panels on the rooftop will generate renewable electricity, minimising reliance on fossil fuels within the energy grid and reducing costs for residents.

The rainwater tank will capture stormwater run off, re-using it for toilet flushing, reducing fresh water use and building climate resilience.

Dwellings have been oriented to have frontages to the street, laneway or communal open space. This provides excellent access to daylight, minimising costs for lighting, as well as heating and cooling throughout the day. The shading provided to the building also assists residents with managing natural heating and cooling throughout the day.

Residents have been provided with one bicycle space per apartment, encouraging active transport use. A ground floor workshop provides a space to fix bicycles, as well as any other product, discouraging unnecessary waste.

The landscaping spaces provided around the building assist in mitigating the urban heat island impact.

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05 Healthy homes – Enhancing health and wellbeing through integrating the natural and built environment.

The dwellings have been designed to include excellent amenity. All dwellings are ventilated through either natural cross ventilation, single sided ventilation or mechanically assisted ventilation.

Communal open space has been provided well in excess of the minimum requirements of Clause 58. It includes a generous outdoor rooftop space, which has excellent solar exposure and ease of access from the dwellings (via the lifts). The communal courtyard will also be an activated space, with dwellings oriented to face the courtyard, providing a sense of openness and views to vegetation.

06 Adaptable homes – Housing that meets the diverse and changing needs of households and families.

The proposal provides adaptable homes, capable of meeting and changing to meet the diverse needs of the community.

Apartments have been designed so that they have the ability to be combined in future to create larger apartments, should demand arise. For instance, two adjoining apartments may merge to provide a greater number of bedrooms or expanded living spaces.

Similarly, larger apartments could also be split to provide two smaller apartments, catering to smaller households.

07 Good value homes – Supporting more affordable housing through innovative housing development and delivery models that respond to changing housing markets.

The proposal provides a diverse range of homes, including apartments ranging from one to four bedrooms, townhouses and the unique 'duplex' housing product. Dwellings are provided with different features, including varied aspects, open space areas, bedroom and living area sizes, bathroom numbers, study nooks and the like. This provides housing for a range of housing types, at a range of price points.

The proposal includes 'wild to sell' dwellings. This provides an additional number of homes within the surrounding area. It also further contributes to the eclectic nature of housing within the area, which includes a large number of public and social housing dwellings, as well as private dwellings.

A large number of apartments have also been designed to be accessible for people with limited mobility.

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Having regard to the above, the proposal demonstrates alignment with each of the design principles of the *Great Design Fast Track*.

5.4 Is the proposed massing appropriate?

As described above, the proposed massing of the building has carefully considered the surrounding context and interfaces.

The Site only adjoins one other property, with the balance of the Site adjoining streets. It is read as an 'island Site', recessed from Brunswick Street and has a generous size. These features, combined with its location within the Brunswick Street Major Activity Centres, makes it suitable for a larger scale of built form.

This has shaped the building in the following manner:

- The north and north east interfaces of the Site have been considered to be the 'least sensitive'. This is due to the interface with the Brunswick Place (east), the rear of other properties within the C1Z along Brunswick Street and the generous width of Hanover Street. It is also located furthest away from the lower rise residential areas to the south and east, as well as the streets that may be subject to overshadowing, such as Fitzroy Street and Brunswick Place

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(south). The highest parts of the building have been oriented to the north west, to ensure that it does not have an unreasonable amenity impacts to the surrounding residential properties and smaller scale streets.

- The height of the street wall along Hanover Street at four storeys has been designed to sit comfortably within the Hanover Street streetscape, which has building heights ranging from one to three storeys. It achieves a 1:1 ratio with the street, which combined with the generous openings at the ground floor and terraces provided at the front of the shops and dwellings, ensures an affable, human scale interface to Hanover Street. This is further complimented by the upper level setback, which further delineates the podium and upper level forms.
- A four interface to the corner of Hanover Street and Fitzroy Street presents a strong and robust gateway into the Brunswick Activity Centre from the west. This has been setback from the Fitzroy Street frontage to accommodate space for landscaping and canopy trees. The footpath along Fitzroy Street on the eastern side is also proposed to be re-instated. This will provide an appropriate softening of the interface, stepping down to the opposite NRZ and providing a sense of generosity at the ground plane.
- The Fitzroy Street interface further south is defined by a height that steps down to three storeys, as well as a large upper level setback. This ensures that the western footpath of Fitzroy Street is free of shadow from 10:15am on September 22nd equinox.
- The three storey townhouses along the southern boundary have also responded to the smaller scale nature of Brunswick Place (south). Similar to Fitzroy Street, a landscaped setback is provided to provide generosity to the pedestrian scale along Brunswick Place (south). Direct entrances to the townhouse compliment the prevailing streetscape of Brunswick Place. The three storey street wall also steps carefully to the heritage building at 4-6 Brunswick Place, whilst material and colour changes ensure that the heritage contribution of 4-6 Brunswick Place is not compromised.
- The centralised courtyard within the development has been designed to provide excellent amenity to future residents. It provides internally facing dwellings with an outlook to landscaping, whilst also maximising access to daylight and sunlight.
- The minimum 4m – 4.5m setback to the centreline of Brunswick Place (east) provides equitable development rights for the properties to the east, should they be redeveloped in future. It is noted that C271 contemplates a mandatory four storey height for these buildings, meaning that they will likely be of a lower to mid rise scale. The 4m to 4.5m setback to the centreline of Brunswick Place (east) ensures that the future development of these properties will maintain good aspects and access to daylight and sunlight.
- The materials and colour palettes, as well as location of key features of the built form, have been designed to complement the surrounding character of heritage buildings. The vertical breaks provided by the location of townhouses, as well as key openings and entrances, reinforces the sense of narrow dwellings within the area (such as the terrace houses). Materials such as brick, tile and metal compliment historical materials within the area, whilst the colour palette also reflects the warmer tones of the heritage area in a contemporary manner.

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Draft Amendment C271

We acknowledge that amendment C271 is currently before the SAC to consider and prepare recommendations to the Minister for Planning on the amendment.

Notwithstanding that it is unclear whether the SAC will recommend the amendment to proceed or proceed with changes, we have considered the proposal against the proposed requirements of the BFO sought to be applied to the Site.

The amendment is consistent with the proposed objectives of the BFO, as it:

- Supports a mid rise character, through its 8 storey height. Whilst at 8 storeys it will be higher than the 3-6 storeys envisioned within the controls, the proposed height limits are discretionary and provide for the ability to be exceeded where contextually appropriate. As the Site is a large opportunity site, is an island property, located away from Brunswick Street, within eclectic streetscapes and having four street frontages, the additional height is therefore contextually appropriate. 8 storeys is still generally considered to be mid rise development within an inner urban context.
- The proposal does not detriment any view lines to Fitzroy Town Hall, given it is not in proximity to the Town Hall.

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- The proposal sites comfortably within the streetscape. As noted above, the Hanover Street and Fitzroy Street interfaces are electric and the 8 storey building is not considered to be of detriment to their heritage character. A range of buildings from different eras define these streets.
- The façade has a high level of architectural composition and will provide a positive contribution to the surrounding area. This is achieved through the use of crafted design detail, good quality materials, earthy tones and setbacks and breaks in the form. It sits comfortably alongside other buildings from a range of different eras, including former industrial buildings.
- The upper levels are recessed from the podium below, ensuring the building is read as two distinct parts (podium and tower above).
- The proposal will significantly improve the pedestrian experience around the Site. It will re-instate footpaths around the Site, provide space for canopy tree planting for shade, provide additional setbacks to the footpaths and shaded areas. Extensive windows to the food and drink tenancies and the dwellings provide passive surveillance of the streetscape. The proposal has also been massed to avoid overshadowing impacts during key periods of the day.
- The development responds to the surrounding lower scale interfaces, stepping down from the north east to the south west. This protects the surrounding lower scale streetscapes from visual bulk, as well as protecting existing properties from unreasonable overshadowing and overlooking opportunities. There is no additional overshadowing to any secluded private open space of residentially zoned properties.

In relation to the built form requirements:

- As noted above and elsewhere in this report, the additional two storeys is appropriate in the context of the Site, as well as given the excellent architectural contribution the building will provide (confirmed through its eligibility for the Great Design Fast Track program).
- The street wall height of four storeys to Hanover Street is above the proposed three storey street wall height sought. This is however considered to be contextually appropriate, noting that:
 - The proposed street wall achieves a 1:1 ratio with Hanover Street. This provides a comfortable pedestrian realm and fine grained interface to the street.
 - Hanover Street is wide and is currently lacking public realm contributions. The proposal provides an expanded sense of the pedestrian realm, through the provision of a setback to Hanover Street. This includes a large publicly accessible area fronting the proposed food and drink tenancies and entrance lobby. This will significantly improve the streetscape compared to the current conditions. Hanover Street is located to the north of the Site. As such, this footpath will not be overshadowed by the proposal.
 - A break is provided between the duplexes and commercial/lobby and apartment portion of the street wall to Hanover Street. This breaks up the podium into two key sections, , creating visual interest to the opposite side of the street.
 - Direct entrances to the duplexes, as well as the lobby and food and drink tenancies, provide for street interaction and passive surveillance. This is similar to the heritage dwellings on the opposite side of the street.
 - The fine grained nature of the materials, colours and finishes provides for a comfortable pedestrian realm.
- The upper level setback of 3m to Hanover Street is also contextually appropriate, in lieu of providing the 6m proposed by C271. It will delineate both the podium and upper level forms as being distinct from each other, whilst also maintaining a pedestrian scale. The width of Hanover Street means that this will appear as appropriately visually recessed from the opposite side of the street, and not overwhelm views from the opposite side of the street..
- The proposed four storey street wall to Fitzroy Street is oriented to the corner of Hanover Street. By being limited to this area, it creates an appropriate and robust gateway into the Brunswick Activity Centre and does not overwhelm the lower scale of buildings opposite. It will also be read in the context of a landscaped buffer which fronts the corner, providing space for canopy tree planting.
- The balance of the three storey street wall height to Fitzroy Street is largely consistent with the three storey street wall height proposed to be applied to Fitzroy Street. Its setback from the street provides space for canopy tree planting, whilst the re-instatement of the footpath provides significant public realm benefits.
- The upper level setback to Fitzroy Street has been guided by the proposed overshadowing controls, which seek to ensure the footpath on the opposite side of the street is free of shadow between 10am and 2pm at the September 22nd equinox. The proposal largely achieves this, albeit with some negligible shadow impacts limited to between

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10am and 10:15am. Whilst the upper level setback is less than the 8m proposed in C271, it still achieves the intent of the policy.

- The three storey street wall height to Brunswick Place (south) also aligns with the proposed controls. The opposite footpath is largely kept free of overshadowing between 10am and 2:00pm at the September equinox, albeit with exception of some negligible small areas of shadow. These will not be read from the pedestrian experience given their minimal encroachment, whilst the benefits provided to the street of replacing the open air car park will also offset these shadows.
- A 4.5 metre setback to the centre of the laneway is achieved to the majority of Brunswick Place (east) beyond the ground floor. The minor variation at the southern end is largely due to the 'splaying' of the laneway. It is not considered to be of detriment to the future development on the opposite side of the laneway, noting the properties opposite are proposed to have a four storey height limit. Only a bedroom within the proposal is located within this space, and it is common for bedrooms to have smaller setbacks to other developments (as they do not typically need the same level of daylight as a living area, as they are often used for sleep).

5.5 Does the proposal provide for a high level of internal amenity?

One of the key design drivers for the proposal has been the delivery of dwellings with a high level of amenity, within a contextually appropriate form. The dwellings demonstrate a high level of compliance with Clause 58, refer to the Clause 58 assessment that forms part of the appendix documents of this report.

This has resulted in a scheme which will deliver exemplary apartments from an adaptability, liveability and sustainability perspective. The apartments provide a highly compliant response to the Better Apartment Design Standards (BADs) and the Great Design Fast Track Design Principles. Specifically, the following is noted:

- The proposal makes provision for generous landscaping within the communal courtyard, rooftop gardens and private open spaces. The communal courtyard and landscaped rooftop gardens allow for the vast majority of dwellings to be provided with landscaped views.
- Communal open space has been provided well in excess of the minimum requirement of 220sqm. This includes 578sqm of outdoor communal open space split between the rooftop and the central courtyard. This provides good spaces for residents for passive and active recreation, with different aspects and access to sunlight throughout the day. Internal communal spaces also provided include a lift lobby and communal workshop.
- Dwellings are provided with unique and highly amenable open space areas. This includes good sized balconies with aspects to the surrounding streets, lane or internal communal open space, as well as rooftop terraces, front courtyards or the like. Front terraces adjoining the street have been carefully designed to balance the need for privacy, whilst also facilitating passive surveillance of the street, through methods such as a raised floor level and the design detail of balustrades. Some dwellings also include terraces adjoining the centralised courtyard at the ground floor, allowing them to borrow amenity from this space.
- Dwellings are provided with a frontage facing either a street, lane or the centralised courtyard, which maximises their aspect and provides good access to daylight and sunlight throughout the day.
- The internal layout of dwellings have been designed to ensure a functional layout. This includes:
 - Apartments have been designed to meet the exceed the minimum functional layout requirements for bedroom and living area sizes.
 - Generous proportions are provided to the kitchens and dining areas.
 - Large areas of storage are provided within dwellings.
 - Where possible, additional rooms have been provided to provide complimentary amenity. This includes the provision of laundries, studies and the like.
 - Lifts are provided within the townhouse dwellings, ensuring accessibility for people with limited mobility.
 - Different typologies of dwellings have been provided, catering to households with different needs. This includes the 'duplex' typology, which is provided with mezzanine style bedrooms. Large voids ensure the excellent provision of daylight.

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Access, Bicycle Parking, Car Parking and Traffic

We refer to the Traffic Impact Assessment (TIA) prepared by Ratio.

Access

Vehicle access is proposed via a double crossover to Brunswick Place (south), which ensures that the Hanover Street and Fitzroy Street pedestrian experience is not interrupted by vehicle access.

Cyclist access is proposed via a door to the bicycle storage room to Brunswick Place (east), which provides separate cyclist access and assists in activating Brunswick Place (east).

Bicycle parking

The proposal provides 84 bicycle spaces, with one secure space per apartment and 16 visitor spaces along Hanover Street.

Car Parking

The proposal provides 108 car parking spaces for the dwellings, well under the maximum rate of 126 car parking spaces (2 spaces per dwelling). This is provided over the two levels of basement car parking, easily accessible for the residents.

No car parking spaces are provided for the food and drink premises, which is under the maximum allowable rate of 1 per 100sqm of net floor area.

It is noted that the closure of the extensive crossovers to Fitzroy Street will create the opportunity for additional publicly accessible on street car parking spaces.

Traffic

The proposal is expected to generate 14 vehicle trips in the AM Peak hour and 11 vehicle trips in the PM Peak hour. This equates to a maximum vehicle movement of 1 and 2 minutes during PM hour. This can be comfortably accommodated within the surrounding road network.

Potential contamination

Senversa has been engaged to investigate the previous uses that have occurred on the Site to determine whether there is likely any contamination that needs to be remediated prior to any sensitive use (ie. residential development) occurring on Site.

The Preliminary Site Investigation (PSI) dated January 2026 found that there was some potential that the Site may have been contaminated, given previous land uses (prior to the current building and car park being constructed on the Site in the 1980's). It recommended a further Detailed Site Investigation occur to complete on Site testing to determine levels of contamination.

The Detailed Site Investigation has undertaken sample testing from the Site. The investigation has found that the future land use of residential is not restricted by any existing contamination on Site and that no further soil or groundwater investigation is recommended.

Waste storage and collection

We refer to the Waste Management Plan prepared by Ratio.

Waste is proposed to be stored within the basement. Waste will be transferred into the basement via waste chutes (for garbage and recycling), whilst other waste (such as glass, e-waste and organic waste) will be transferred direct into the basement via residents. The waste room has been sized in order to cater for the expected waste generation rates.

Commercial waste will be stored on the ground floor waste room, providing ease of access for the tenancies.

Residential waste will be collected by a private waste contractor, within the basement car park, whilst commercial waste will be collected from Brunswick Place (east).

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Wind

Refer to the Desktop Wind Assessment prepared by Vipac.

The proposal has been assessed and is unlikely to create any unreasonable wind impacts to the surrounding area. The walking criterion will be able to be met within the adjacent footpaths, as well as the internal courtyard, ensuring these spaces are comfortable for their use.

The rooftop communal area is expected to meet the standing comfort criterion, provided the balustrade provided is 1.5m and solid (which has been implemented on the Development Plans).

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6 Conclusion

The proposal is considered to be representative of exemplary development and is a suitable candidate for assessment under the Great Design Fast Track.

The proposal has been designed to represent the principles of the GDFT program. The proposal is neighbourly, achieving a high design of architectural excellence and providing significant urban repair of the Hanover Street, Fitzroy Street and Brunswick Place streetscapes. Homes are welcoming and safe, with functional layouts and good aspects. The building provides a sense of community through generous communal spaces. The proposal is defined by landscaping around its edges, providing spaces for canopy tree planting, as well as a landscaped central courtyard. ESD excellence has been embedded, with a minimum NatHERS rating of 8 stars (with no individual dwelling less than 6.5 stars). Dwellings are healthy, integrated into the surrounding environment, adaptable and suitable for a range of household needs. The dwellings will provide good value for a range of households.

The proposal is highly consistent with the Yarra Planning Scheme. It provides new dwellings within an activity centre, integrates sensitively into its context and reduces unreasonable amenity impacts to existing residents.

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Clause 58

Better Apartment Design Standards

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1.1 Purpose

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

1.2 Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

1.3 Definition

An Apartment is defined in Clause 73.01 as:

- A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.

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Clause 58.02 – Neighbourhood Character and Infrastructure

Clause 58.02-1 – Urban Context Objectives

- Objectives**
- 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.
-

Achieved

- Standard D1**
- The design response must be appropriate to the urban context and the site.
 - The proposed design must respect the existing or preferred urban context and respond to the features of the site.
-

Complies with the Standard

Clause 58.02-1 – Urban Context Objectives Assessment

Refer to Section 5.2 of the Planning Report, which details how the design response contributes positively to the character of the surrounding area and is responsive to the surrounding context.

Clause 58.02-2 – Residential Policy Objectives

- Objectives**
- 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.
-

Achieved

- Standard D2**
- An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
-

Complies with the Standard

Clause 58.02-2 – Residential Policy Objectives Assessment

Refer to Section 5.1 of the Planning Report, which details how the proposal is consistent with the MPS and PPF of the Yarra Planning Scheme.

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Clause 58.02-3 – Dwelling Diversity Objectives

Objectives To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Achieved

Standard D3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

Complies with the Standard

Clause 58.02-3 – Dwelling Diversity Objectives Assessment

The proposal includes a range of dwelling sizes and types, ensuring the provision of housing for residents with different needs. This includes:

- 4 x 'duplex' dwellings with one bedroom, including one with a second bedroom. These are located to the corner of Fitzroy Street and Hanover Street, and provide a smaller housing type with generous living area proportions and a 'loft' bedroom above the kitchen. Terraces are also oriented to face the street. This mimics some of the typical 'warehouse conversion' dwellings within the surrounding area, in a contemporary manner. This provides smaller housing that caters to the needs of smaller households who are seeking unique housing typologies, generous internal proportions and open space areas with generous views to the street.
- 7 x townhouses, including three and four bedroom townhouses. These include roof terraces, as well as ground floor open space within the street frontage (with some also including rear courtyards facing into the communal open space). These are generous in size and provide homes for families or other groups who require more space. The provision of internal lifts also maximises their accessibility to people with limited mobility.
- 14 x one bedroom apartments. Several of these have been oriented to face the internal courtyard, providing an expansive outlook and contributing to a sense of openness for the dwellings. The balance face the eastern portion of Brunswick Place. These include differing balcony sizes, kitchen and bathroom configurations and a number include separate laundry nooks or study nooks. This provides a range of housing types for smaller housing sizes who seek different internal or external living needs.
- 21 x two bedroom apartments. These are located throughout the building, facing either the surrounding streets or internal communal courtyard. These are provided with differing balcony and living room sizes, with a range of bedroom and kitchen configurations. As per other apartments, some are also provided with different features such as laundry rooms, pantries, study nooks and entrances. These again providing housing for a range of different housing types.
- 17 x three bedroom apartments. As per the other apartments, these are located to face either streets or the internal communal courtyard, and include a range of different configurations.

All apartments are also accessible for people with limited mobility (as per Standard D18), providing housing choice for those with limited mobility or older people. They also include different features, such as their method of ventilation, proximity to communal spaces and the like, which contributes to housing choice.

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Clause 58.02-4 – Infrastructure Objectives

Objectives 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.

Achieved

Standard D4 Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Complies with the Standard

Clause 58.02-4 – Infrastructure Objectives Assessment

The Site is located within an existing urban area, which has connections to existing services such as reticulated sewerage, drainage and electricity. The proposal can be connected to these services and is unlikely to exceed the capacity of these services. This will be assessed further during detailed design with the relevant approvals sought from authorities at that time.

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Clause 58.02-5 – Integration with the Street Objectives

- Objectives**
- To integrate the layout of development with the street.
 - To support development that activates street frontage.
-

Achieved

- Standard D5**
- Development should be oriented to front existing and proposed streets.
- Along street frontage, development should:
- 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.
- Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.
-

Complies with the Standard

Clause 58.02-5 – Integration with the Street Objectives Assessment

The proposal has been designed to have a high level of interaction with the surrounding streets, noting the following:

- The interface to Hanover Street has been activated through the provision of two commercial tenancies (towards the east, close to Brunswick Street) and the generously sized lobby of the apartments. These interfaces are setback 3m to 4.025m from the street, with a large covered area to the frontage, allowing the uses to 'spill out' onto the street, and providing additional 'breathing space' for the narrow footpath along Hanover Street. The façade is predominately glazed, including separate entrances to each tenancy, as well as a separate entry to the staircase (emergency exit), mail room and lobby. The fire booster cupboard is the only service along this interface, required to have a frontage to the street to meet fire requirements.
- The balance of the ground floor interface to Hanover Street is defined by the terraces of the duplexes (towards the corner of Fitzroy Street). The terraces have been slightly raised above the footpath level, allowing views out from the terraces to the street. The levels in combination with the feature balustrade treatment assists in filtering views into the terraces, to assist in proving a sense of privacy to those using the terraces (when seated). The duplexes are also provided with direct entries from the street.
- The interface with Fitzroy Street is defined by the secondary entrance into the communal area, as well as the private open space areas of the townhouses and duplexes. Towards the corner of Hanover Street, windows have been offset higher from the footpath level in order to provide a reasonable sense of privacy to dwelling occupants, whilst maintaining views out to the street. Likewise, the terraces include a solid base, with semi transparent finish above, to ensure views out from the terraces but still provide a sense of privacy from the street (when seated). Direct entrances are also provided to the townhouses. A landscaped setback also softens the interface with the street, providing space for canopy trees as well as creating the perception of additional 'breathing space' for the footpath. It is noted that the existing footpath is narrow and not complete along the Fitzroy Street streetscape, with car parking interrupting its flow.
- The Brunswick Place (south) interface is similar to the Fitzroy Street interface, providing landscaping, direct entrances to townhouses, terraces and the like. The car parking access has been sited to the eastern most side of the frontage, minimising its presence to the street. It has also been sited in this location to minimise the disruption to the Fitzroy and Hanover Street interfaces, which are busier pedestrian thoroughfares.
- The Brunswick Place (east) interface is currently defined by a blank wall, 'laneway' interface. Services have been oriented to this interface as much as practicable, to minimise the disruption of the other street frontages. Notwithstanding, a reasonable level of activation is still provided to enhance the experience along the laneway, including a direct entrance to the bicycle parking and windows from the workshop area. The commercial tenancy

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also 'wraps around' the corner of Hanover Street and Brunswick Place to provide additional passive surveillance of the corner.

- To the levels above (at all street interfaces), passive surveillance of the streetscape is provided through balconies and other habitable and non habitable room windows which enjoy expansive views of the street.
 - Excellent design detail is provided to all street interfaces, contributing positively to the architectural character of the area. This is particularly in comparison to the existing conditions of the Site (defined by a low scale commercial building and extensive car parking). Blank walls are limited, and plinths and other architectural features provide visual relief and depth to the streetscape elevations.
-

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Clause 58.03 – Site Layout

Clause 58.03-1 – Energy Efficiency Objectives

Objectives 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.

Achieved

Standard D6

Buildings should be:

- 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.

A dwelling located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table.

NatHERS Climate Zone	NatHERS Maximum Cooling Load (MJ/M ² per annum)
Climate Zone 21 Melbourne	30
Climate Zone 22 East Sale	22
Climate Zone 27 Mildura	69
Climate Zone 60 Tullamarine	22
Climate Zone 62 Moorabbin	21
Climate Zone 63 Warrnambool	21
Climate Zone 64 Cape Otway	19
Climate Zone 66 Ballarat	23

Table B4 Cooling Load
 Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy)

Complies with the Standard

Clause 58.03-1 – Energy Efficiency Objectives Assessment

Refer to the SMP prepared by Hip V Hype, which details how the proposal responds to the ESD requirements of this Standard.

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Clause 58.03-2 – Communal Open Space Objective

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.

Achieved

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 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

Complies with the Standard

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Clause 58.03-2 – Communal Open Space Objective Assessment

The proposal includes:

- 347sqm of communal open space at the ground floor (internal courtyard).
- 145sqm of communal internal space at the ground floor (including a generous lobby and the workshop).
- 231sqm of rooftop communal open space.

This is well in excess of the requirement to provide 157sqm of communal open space within the development.

The communal open spaces are accessible to all residents (in locations which are easily accessible), have good dimensions which ensure they are usable and can be efficiently maintained by an owners corporation.

In addition, the spaces are visible from other dwellings (with the ground floor communal space being provided with passive surveillance from surrounding dwellings, and the rooftop space being visible from the lift lobby and communal corridor), ensuring they are safe and attractive to use. Landscaping assists in filtering any overlooking opportunities from the spaces back into habitable rooms. The shielding of the ground floor courtyards by buildings ensure no unreasonable noise impacts, whilst the rooftop location of the balance also ensures a quieter environment.

Both the communal open spaces are extensively landscaped, as demonstrated on the Landscape Plan prepared by Aspect.

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Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective

Objectives To allow solar access into communal outdoor open space.

Achieved

Standard D8 The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Complies with the Standard

Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective Assessment

As the minimum communal open space requirement is 157sqm, this means that at least 78sqm of the communal open space is to receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

The overshadowing diagrams prepared by SJB Architects demonstrates this is achieved at all hours between 9am and 3pm for the rooftop, exceeding the minimum two hour requirement.

The ground floor communal open space will provide a location for those seeking shade, whilst it is noted that at September 22nd, this will enjoy access to sunlight from 11am to 3pm.

Clause 58.03-4 – Safety Objective

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

Achieved

Standard D9 Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Complies with the Standard

Clause 58.03-4 – Safety Objective Assessment

The proposal achieves a layout which provides for the safety and security of residents and properties.

The communal entrances, as well as dwelling entrances, are easily visible from the street or communal corridors and are not obscured or isolated.

Planting has been designed to ensure it does not create unsafe spaces, and is consistent with CPTED principles.

The development will provide good lighting within car parks and communal areas. The design also maximises good visible and surveillance of communal areas, including car parks.

There are no private spaces likely to be used as private thoroughfares. Whilst no fencing is provided between the communal open space and private terraces in the internal courtyard, the boundaries are delineated through landscaping and paving features.

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Clause 58.03-5 – Landscaping Objectives

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

Achieved

Standard D10

Development should retain existing trees and canopy cover
 Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Development should:

- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
 - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
 - Consistent with the canopy diameter and height at maturity specified in Table D4.
 - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperature 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.

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Site Area	Canopy cover	Deep soil
1000 square meters 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 meters	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 meters	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

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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 D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

Tree Type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres
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Complies with the Objective		

Clause 58.03-5 – Landscaping Objectives Assessment

The Site area is 2,414sqm, which translates to a requirement for 241sqm of deep soil (which meets the minimum dimension requirements) and 332sqm of canopy cover.

The proposal provides 369sqm of canopy cover, exceeding the canopy cover requirement. However, a variation is sought for the deep soil areas, which is appropriate given the following:

- The proposal provides a total landscaped area of 627sqm, which is a substantial improvement to the existing conditions of the Site (which is a paved, open air car park and building constructed to the Hanover Street boundary). It will provide a frontage to Fitzroy Street defined by canopy tree planting, as well as a centralised courtyard and rooftop communal space with canopy cover. A range of shrubs and groundcovers are provided throughout, including on balcony planter boxes, ensuring the proposal provides a landscaped character.
- The variation is largely required given that the deep soil areas along Fitzroy Street do not meet the minimum width requirements, whilst the deep soil planting within the courtyard do not meet the depth requirements of the standard. The variations are appropriate given that the setback to Fitzroy Street has been designed to provide good canopy tree planting, with Aspect including canopy trees that are suitable for this urban space. Likewise, the centralised courtyard has a basement underneath, limiting the depth of deep soil that can be provided. Notwithstanding, the 'berming' provided in the courtyard ensures that sufficient soil depth is provided to allow the trees to grow to their potential.

Clause 58.03-6 – Access Objective

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

Achieved

Standard D11 Vehicle crossovers should be minimised.
Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.
Pedestrian and cyclist access should be clearly delineated from vehicle access.
The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.
Developments must provide for access for service, emergency and delivery vehicles.

Complies with the Standard

Clause 58.03-6 – Access Objective Assessment

The proposal provides a significant improvement to the streetscape, closing the existing extensive crossovers associated with the parallel parking to Fitzroy Street (and re-instating the footpath), as well as closing the two double crossovers that provide access to the car parking on Fitzroy Street (and re-instating with the footpath).

Vehicle access will be provided via Brunswick Place (south), in proximity to the existing vehicle crossovers associated with the carriageway easement. This location has been chosen due to pedestrian movements along this street being quieter than Fitzroy Street and Hanover Street, and this being a laneway interface with minimal visibility from the busier pedestrian streets.

The access point is consolidated to the one location, minimised in size and appropriate integrated with the façade at the rear of the building. It is delineated from the separate pedestrian access points along the main streets, as well as the emergency access point which adjoins the driveway. Cyclist access is provided separately from Brunswick Place (east).

The re-instatement of footpaths along Fitzroy Street will increase the provision of publicly accessible on street car parking.

Access, service, emergency and delivery vehicles will have appropriate ability to prop along Hanover Street or Fitzroy Street.

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Clause 58.03-7 – Parking Location Objectives

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

Achieved

Standard D12

Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Complies with the Standard

Clause 58.03-7 – Parking Location Objectives Assessment

The basement car parking is readily accessible and close to dwelling entrances, via the lift / stairs and communal corridors. It is also secure (being enclosed within a basement) and capable of being appropriately ventilated.

A dwelling is located directly above the communal vehicle access point facing Brunswick Place. The dwelling is separated appropriately from the access point, with the balcony along the frontage 'shielding' the habitable rooms from unreasonable noise impacts from the access point below.

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Clause 58.03-8 – Integrated Water and Stormwater Management Objectives

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

Achieved

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) as amended.
 - Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
-

Complies with the Standard

Clause 58.03-8 – Integrated Water and Stormwater Management Objectives Assessment

Refer to the SMP prepared by Hip V Hype, which accompanies this submission and demonstrates how the proposal achieves Integrated Water and Stormwater Management objectives.

Clause 58.04 – Amenity Impacts

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Clause 58.04-1 – Building Setback Objectives

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.

Achieved

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 outdoor living area that creates a visual connection to the external environment.
 - Ensure the dwellings are designed to meet the objectives of Clause 58.
-

Complies with the Standard

Clause 58.04-1 – Building Setback Objectives Assessment

Refer to Sections 5.2 and 5.3 of the Planning Report, detailing how the proposal has been massed and sited to ensure a positive contribution to the surrounding area and ensure good internal amenity for dwellings.

Clause 58.04-2 – Internal Views Objective

Objectives

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

Achieved

Standard D15

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

Complies with the Standard

Clause 58.04-2 – Internal Views Objective Assessment

The proposal has been designed to ensure that windows and balconies cannot view directly into the private open space of a lower level dwelling, given the 'stacked' arrangement of balconies. The large size of the communal ground floor courtyard also ensures any views to lower level dwellings opposite are more than 9m away.

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Clause 58.04-3 – Noise Impacts

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

Achieved

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.

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

Noise Source

Zone Interface

Industry

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

Table D3 Noise Influence Area

Complies with the Standard

Clause 58.04-3 – Noise Impacts Assessment

The proposal is not located within a noise influence area, noting there is no proximate industry or major arterial roads carrying more than 40,000 AADTV, nor are there railway lines servicing passengers or freight nearby.

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Noise Influence Area

300 metres from the Industrial 1, 2 and 3 zone boundary

The dwellings have also been sited within the development to avoid being unreasonably impacted by noise. For instance, dwellings are separated from the lifts and stairs within the building by the services core or non habitable rooms such as bathrooms, pantries and laundries.

Clause 58.04-4 – Wind Impacts Objective

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

Achieved

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.

Unsafe

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.

Comfortable

Hourly mean wind speed or gust equivalent mean speed (3 second gust 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:

- 3 metres per second for sitting areas,
- 4 metres per second for standing areas,
- 5 metres per second for walking areas

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Table D6 Wind Conditions

Complies with the Standard

Clause 58.04-4 – Wind Impacts Objective Assessment

Refer to the Desktop Wind Report prepared by Vipac, demonstrating how the proposal meets this Standard.

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Clause 58.05-1 – Accessibility Objective

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

Achieved

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.

	Design option A	Design Option B
Door Opening	A clear 850mm wide door opening	A clear 820mm wide door opening located opposite the shower
Door Design	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards that is clear of the circulation area and has readily removable hinges 	Either: <ul style="list-style-type: none"> • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges
Circulation Area	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum area of 1.2 meters by 1.2 meters • Located in front of the shower and the toilet • Clear of the toilet, basin and the door swing The circulation area for the toilet and shower can overlap	A clear circulation area that is: <ul style="list-style-type: none"> • A minimum width of 1 meter • The full length of the bathroom and a minimum length of 2.7 meters • Clear of the toilet and basin The circulation area can include a shower area
Path to Circulation Area	A clear path with a minimum width of 900mm from the door opening to the circulation area	Not applicable
Shower	A hobless (step-free) shower	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening
Toilet	A toilet located in the corner of the room	A toilet located closest to the door opening and clear of the circulation area

Table D7 Bathroom Design

Complies with the Standard

Clause 58.05-1 – Accessibility Objective Assessment

83% of the proposed dwellings have been designed to meet the requirements of the Standard, well in excess of the minimum 50% requirement.

Clause 58.05-2 – Building Entry and Circulation Objectives

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

Achieved

Standard D19

Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

- Clearly distinguish entrances to residential and non-residential areas.
 - Provide windows to building entrances and lift areas.
 - Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
 - Provide common areas and corridors that:
 - Include at least one source of natural light and natural ventilation.
 - Avoid obstruction from building services.
 - Maintain clear sight lines.
-

Complies with the Standard

Clause 58.05-2 – Dwelling Entry Objectives Assessment

The proposal ensures that entrances to dwellings are provided with a sense of identity. This has been achieved through:

- Providing direct entrances from the street, as well as entrances from communal areas, for those at the ground floor facing the street.
- Providing recessed spaces for dwellings accessible via communal corridors, that provides a transition space around the entrances.
- Use of different materials around the recessed entrance spaces, as well as providing lighting above the apartment number, to create a clear sense of dwelling identity.

The communal entrances into the building are also provided with generous proportions, including large levels of glazing, covered areas over the entrances and the like to provide a sense of address to the building, as well as lighting.

The lift lobby has been sited in a readily visible location, close to Hanover Street, to ensure ease of travel into and around the building.

The corridors within the building are also provided with good access to natural light and ventilation, with windows to each corridor. Clear sightlines are maintained through the 'L' shape of the corridors.

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Clause 58.05-3 – Private Open Space Objective

Objectives To provide adequate private open space for the reasonable recreation and service needs of residents.

Achieved

Standard D20

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Orientation of dwelling	Dwelling Type	Minimum Area	Minimum Dimension
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North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
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South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	2 metres
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	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
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Any other orientation	2 bedroom dwelling	8 square metres	2 metres
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	3 or more bedroom dwelling	12 square metres	2.4 metres
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Table D8 Balcony Size

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

Table D9 Additional living area or bedroom area

Complies with the Objective

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Clause 58.05-3 – Private Open Space Objective Assessment

The majority of dwellings comply with the minimum depth and area requirements for private open space. A variation is sought however for apartment 1.01 (1 bed), 2.02 (1 bed) and 3.02 (2 bed), which are all located facing Brunswick Place (east) directly above and below each other.

Apartment 1.01 and 2.02 do not meet the minimum dimension but meet the minimum area, whilst apartment 3.02 does not meet the minimum area.

The variations are considered appropriate, noting the following:

- If 1.01 and 2.02 were expanded to meet the minimum depth requirement, they would not be provided with a minimum 4.5m setback from the centreline of Brunswick Place. This would potentially require the need for balcony screening on any future development to the east, as it may compromise the ability for a minimum 9m separation between balconies to be achieved.
- Balconies for 1.01 and 2.02 provide excellent amenity and remain highly usable, noting that if they were south facing, they would have a compliant minimum dimension. Space is provided at the edge of the balconies for a deep landscaped planter box, which will assist in ensuring green views out from the balcony and dwelling, filtering views to the laneway below.
- The provision of a 7sqm balcony for apartment 3.02 is 1sqm short of the requirement. This is negligible and will not have any detrimental impact on the usability of this space. It is noted that the dwellings are well proportioned internally, providing sufficient space both internally and externally for a range of activities. As per 1.01 and 2.02, good landscaping at the edge of the balcony also softens views to the laneway below. The dwellings have access to communal open space well in addition of the minimum requirements within the development. This ensures the private open space needs are appropriately 'offset'.
- The variations are limited to three dwellings, which is minimal in the context of 63 dwellings.

Clause 58.05-4 – Storage Objective

Objectives

To provide adequate storage facilities for each dwelling.

Achieved

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.

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

Table D10 Storage

Complies with the Standard

Clause 58.05-4 – Storage Objective Assessment

All of the proposed dwellings meet the storage requirements and are well in excess of the minimum requirements.

Clause 58.06 – Detailed Design

Clause 58.06-1 – Common Property Objectives

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.

Achieved

Standard D22 Developments should clearly delineate public, communal and private areas.
Common property, where provided, should be functional and capable of efficient management.

Complies with the Standard

Clause 58.06-1 – Common Property Objectives Assessment

All of the communal areas included within the development are capable of being appropriately managed by an owners corporation. They are practical, attractive and can be readily maintained.

The proposal also clearly delineates public, communal and private areas.

Clause 58.06-2 – Site Services Objectives

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.

Achieved

Standard D23 Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.

Meters and utility services should be designed as an integrated component of the building or landscape.

Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.

Complies with the Standard

Clause 58.06-2 – Site Services Objectives Assessment

The proposal has sited services so that they are visually integrated into the building as much as practicable, as well as screened (where possible) from the surrounding streets.

The mail room is located adjacent to the building entrance, ensuring high visibility for Australia Post and other delivery services. It is internalised and provides good space for mailboxes for all dwellings.

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Clause 58.06-3 – Waste and Recycling Objectives

Objectives

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Achieved

Standard D24

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
 - Adequate in size, durable, waterproof and blend in with the development.
 - Adequately ventilated.
 - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
- Adequate facilities for bin washing. These areas should be adequately ventilated.
- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
 - Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.
-

Complies with the Standard

Clause 58.06-3 – Waste and Recycling Objectives Assessment

Refer to the Waste Management Plan prepared by Ratio, which details how the proposal complies with this Standard.

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Clause 58.06-4 – External Walls and Materials Objectives

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

Achieved

Standard D25 External walls should be finished with materials that:

- 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

Complies with the Standard

Clause 58.06-4 – External Walls and Materials Objectives Assessment

The proposal has been architecturally designed by SJB Architects, with the façade having a range of high quality materials. These sit comfortably within the context of the surrounding area, will not easily deteriorate or strain, weather well over time and are resilient. The façade is capable of being appropriately maintained.

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Clause 58.07 – Internal Amenity

Clause 58.07-1 – Functional Layout Objective

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

Achieved

Standard D26

Bedrooms should:

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

Dwelling Type	Minimum Width	Minimum Depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D11 Bedroom Dimensions

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Dwelling Type	Minimum Width	Minimum Area
Studio and 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

Table D12 Living Area Dimensions

Complies with the Standard

Clause 58.07-1 – Functional Layout Objective Assessment

All of the proposed dwellings comply with the minimum functional layout dimensions for living areas and bedrooms.

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Clause 58.07-2 – Room Depth Objective

Objectives To allow adequate daylight into single aspect habitable rooms.

Achieved

Standard D27

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

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

This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Complies with the Standard

Clause 58.07-2 – Room Depth Objective Assessment

All single aspect habitable rooms comply with the requirements relating to room depth.

Clause 58.07-3 – Windows Objective

Objectives To allow adequate daylight into new habitable room windows.

Achieved

Standard D28

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:

- A minimum width of 1.2 metres.
 - A maximum depth of 1.5 times the width, measured from the external surface of the window.
-

Complies with the Standard

Clause 58.07-3 – Windows Objective Assessment

All of the habitable room windows within the proposal have a window to an external wall of a building.

Any bedrooms relying on secondary areas to provide daylight are provided with secondary areas with generous proportions, well over the minimum size of the Standard.

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Clause 58.07-4 – Natural Ventilation Objectives

Objectives To encourage natural ventilation of dwellings.
To allow occupants to effectively manage natural ventilation of dwellings.

Achieved

Standard D29 The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.
At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Complies with the Standard

Clause 58.07-4 – Natural Ventilation Objectives Assessment

43% of dwellings are provided with natural cross ventilation opportunities, in excess of the minimum 40%.

In addition, all dwellings are provided with mechanical ventilation, as per the requirements of the Great Design Fast Track.

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