



## Town Planning Submission

Clause 53.25 - Great Design Fast Track

1009 - 1013 Mount Alexander Road, Essendon

Moonee Valley Planning Scheme



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PLAN**

**May 2026**

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# 01

## Introduction

Planning approval is sought, via the “Great Design Fast Track” provisions at Clause 53.25, for the use and development of the land to construct a mixed use building together with altering access to a road (TRZ2) and to provide more than the maximum number of car parking spaces specified in Clause 52.06-5, on the land at 1009 - 1013 Mount Alexander Road, Essendon.

The site is located within a Commercial 1 Zone (Schedule 1 – B1Z) pursuant to provisions of the Moonee Valley Planning Scheme and is covered by a Built Form Overlay (Schedule 1 – BFO1) and a Development Contributions Plan Overlay (Schedule 1).

The application requires the following planning approvals under the Moonee Valley Planning Scheme:

- To construct a mixed use building pursuant to Clause 53.25-1 of the of the Particular Provisions;
- To provide more than the maximum number of car parking spaces specified in Clause 52.06-5 of the Particular Provisions; and
- Alter access to a road in a Transport Zone 2, pursuant to Clause 52.29-2 of the Particular Provisions.

This report provides an assessment of the proposal against relevant provisions of the Moonee Valley Planning Scheme and should be read in association with:

- Features and Level Survey prepared by Goodison Surveying;
- Architectural Plans and Urban Context Report prepared by Carr Architecture.



- A Landscape Plan prepared by Peachy Green Landscape Architecture.
- A Sustainability Management Plan prepared by Lincoln Pearce.
- A Traffic and Transport Assessment together with a Waste Management Plan prepared by Impact Traffic Engineering Pty Ltd.
- An Acoustic Report prepared by Enfield Acoustics.
- A Wind Assessment prepared by Vipac Engineers and Scientists Pty Ltd.
- A Ventilation Assessment Report prepared by Omnisystems

On the basis of the assessment within this report, it is submitted that the proposal provides for an acceptable planning outcome when assessed against with the “Great Design Principles” of the “Great Design Fast Track Process” together with the other relevant policies and provisions of the Moonee Valley Planning Scheme.

These provisions provide the opportunity for a new development of architectural excellence in order to reflect the aspirations of the City of Moonee Valley and provide for commercial and residential opportunities in a strategic location well service by public transport, facilities and services.

The proposed development provides for an acceptable planning outcome and provides for a net community benefit as:

- It provides for additional housing in a strategically appropriate location to assist in meeting housing objectives and providing for the efficient use of urban land;
- It provides for a development of architectural excellence and responds to the urban design objectives of the Planning Scheme;
- It provides for an appropriate response to the “Great Design Principles” inclusive of the provision of best practice ESD outcomes as detailed in the SMP Report.
- It provides for a development that minimise off site amenity impacts and provides for an appropriate level of onsite amenity of future occupiers.



# 02

## Site Analysis

### 02.1 Subject Site

The subject site is located on the western side of Mount Alexander Road within the North Essendon Activity Centre area.



**Cadastral map of the subject site (Source: Mapshare)**

The land is formally described as Lot 2 on Lodged Plan 25968 and Allotment. 6 Section 24 City of Essendon, Parish of Doutta Galla (TP435914L, VOL.4603 FOL.421). No restrictive covenants encumber the land however a carriageway easement is featured to the northern boundary of the land at 1013 Mount Alexander Road.

The lots combine to form a rectangular shaped parcel of land with a skewed east to west orientation. The site has a frontage to Mount Alexander Road of 29.91 metres and depth of 50.14 metres. The land features an overall area of approximately 1490 square



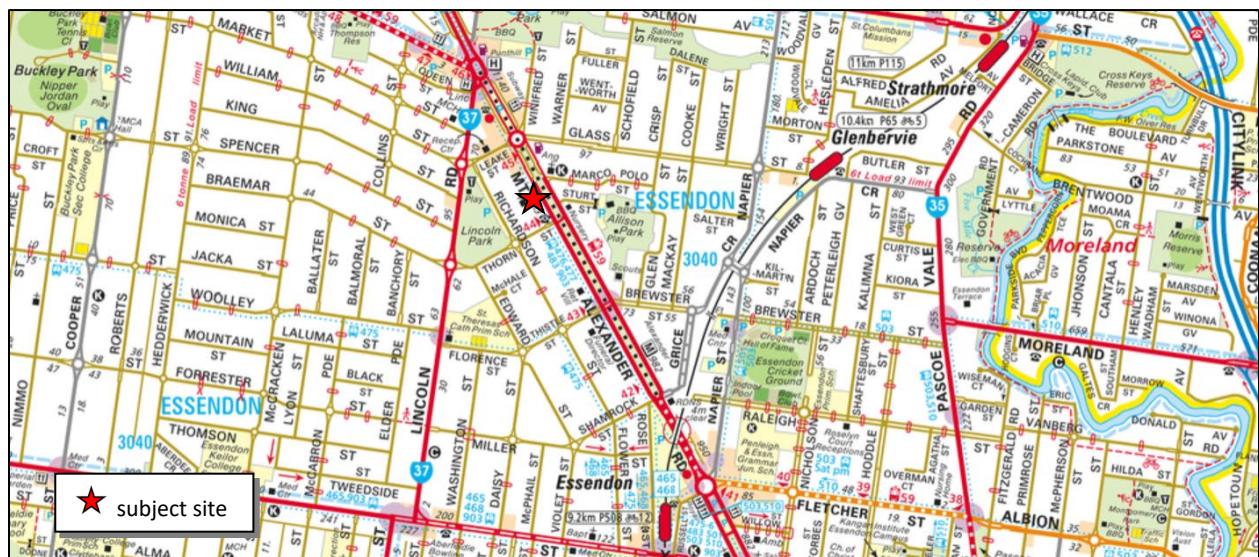
metres.

The land at 1013 Mount Alexander Road has been developed with a single storey shop of brick construction that is built to the frontage and to side boundaries. To the rear of the land (and accessed via the common accessway with Lot 1) is a hardstand concrete car parking and storage area which includes a shed.

The land at 1009 Mount Alexander Road has been developed with a “workshop” that is constructed with galvanised iron. The built form is setback from the front boundaries and is built to side boundaries. A crossover is featured centrally which provides access to the widespan workshop area for heavy vehicles together with providing access to the hardstand car parking area to the frontage.

## 02.2 Surrounds

The subject site is located within North Essendon Activity Centre, in a mixed residential and commercial context.



Location Map (source: Melways)



#### **Aerial Photograph (Source: Nearmaps – 17 April 2025)**

The North Essendon Major Activity Centre covers large areas of land along Mount Alexander Road and Keilor Road effectively linking with the Niddrie Keilor Road Major Activity Centre which extends several kilometres to the west culminating near the Calder Freeway. Land within the activity centre is predominately used and developed for commercial purposes and is surrounded by residential areas of North Essendon.

Mount Alexander Road, to the frontage, is forms part of the Principal Road Network (by way of the TRZ2 designation) that is characterised by two lanes of traffic in each direction, separated by a wide landscaped strip that accommodates the tram corridor.

The eastern and western side of Mount Alexander Road are characterised by a wide variety of development typologies including single and double storey dwellings to large footprint, multi-storey, mixed use buildings that have been recently constructed. These buildings are generally occupied by retail premises at ground floor, with some professional services at first floor level. A number of standalone apartment buildings are also featured within the immediate context of the subject site. The residential character along Mount Alexander Road is evolving, with the built form extended to 4-6 storeys in sections.

In relation to the site's immediate context, to the north of the site, the land at 1015 Mount Alexander Road, has been developed with a single storey building constructed of brick, featuring a zero lot setback. Access is via a common accessway to the southern boundary, providing access to a hardstand car park to the rear together with an



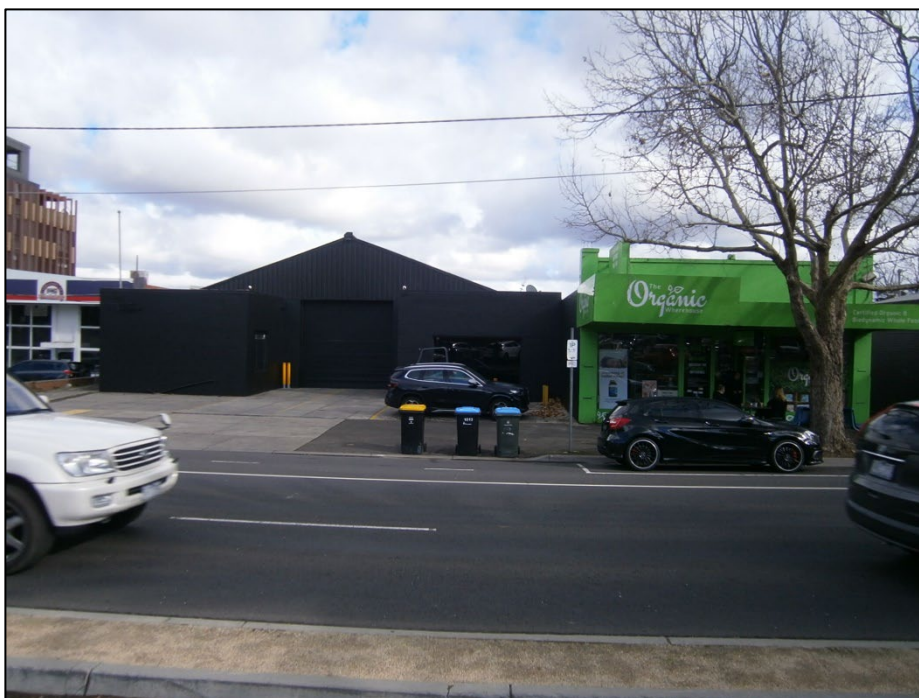
outbuilding that abuts the rear boundary.

To the south, the land at 1007 Mount Alexander Road, has been developed with a single storey building. The building is of brick construction and is occupied for a commercial tenant (F45 Gym). The building is setback approximately 13 metres to the frontage and is built to the common boundary. A crossover is featured to the central section of the frontage, providing access to ten (10) car parking spaces within the front setback.

The subject site abuts two lots of land to the west. The land at 74 Richardson Street has been developed with single storey apartment buildings. The buildings are surrounded by hardstand carparking areas. The land at 76 Richardson Street has been developed with a three storey apartment building. The built form is setback from the common boundary with the subject site.

Further afield, the commercial nature of the spine is evolving with multi-storey mixed used development becoming more common including on the land at 1003 Mount Alexander Road (to the south of the subject site) which been developed with a six (6) storey apartment building.

Photographs of the subject site and surrounding context are provided below:



**Subject Site**



**Adjoining  
development  
to north of  
subject site**



**Adjoining  
development  
to south of  
subject site**



**South of the  
site - 1003  
Mount  
Alexander  
Road**



**South of the  
site - 995  
Mount  
Alexander  
Road**





**Mount  
Alexander  
Road  
context -  
opposite  
site**



**Mount  
Alexander  
Road  
context -  
opposite  
site**



**Mount  
Alexander  
Road  
context –  
Opposite  
site**





# 03

## Proposal

### Overview

Planning approval is sought, via the “Great Design Fast Track” provisions at Clause 53.25, for the use and development of the land to construct a mixed use building together with altering access to a road (TRZ2) and to provide more than the maximum number of car parking spaces specified in Clause 52.06-5, on the land at 1009 - 1013 Mount Alexander Road, Essendon.

### Summary

The overall proposal can be summarised as a mixture of retail (221 square metres) and residential comprising together with a total of thirty-six (36) dwellings with the following typologies:

- Fourteen (14) 2 bedroom apartments
- Twenty (20) 3 bedroom apartments
- Two (2) 4 bedroom apartments

### Proposed Use

The application proposes a residential use which occupies in excess of 2.0 metres of the frontage and therefore is a Section 2 (permit required) as it does not meet the associated condition pursuant to Clause 34.04-1 of the Commercial 1 Zone. “Retail” is a Section 1 (permit not required) use as the associated condition is met.

### Built Form

Floorplans of the proposed building are summarised below:



- Basement 1- Basement 3: Accessed via Mount Alexander Road and provided with three levels of car parking, and storage.
- Ground Floor Level: A retail tenancy comprising 221 square metres that addresses Mount Alexander Road. A separate and dedicated pedestrian access to the southern side of the frontage providing access to the residential component of the development. Vehicular access is provided addressing the northern side of the frontage which also provides access to bicycle storage, services, waste rooms and the substation. Two apartments are featured to the rear.
- Levels 1-7: provides for residential accommodation (in two, three and four bedroom typologies) with residents provided access to a large communal area to the northwest of the building on Level 1, which includes a gym, lounge area etc for the use of residents together with two outdoor terraces.

## **Architecture**

The scale and design of the building will provide for a high-quality urban design outcome that reflects the strategic opportunities of the site within an activity centre. The development will be 8 storeys, with a podium along the frontage, that is recessed to the upper levels. The proposed development will provide an overall maximum height of 28.86 metres.

The site is unencumbered by heritage controls, and appropriately addresses the street frontage and the sensitive interface to the rear.

The development will provide for a new landmark form within Essendon and allows for the current underutilised site to be developed appropriately in order to reflect the aspirations of the City of Moonee Valley and provide for a diversity of accessible residential opportunities in a strategic location well service by public transport, facilities and services.

At ground level the development will activate the street frontage by way of glazed entries and shop fronts (providing a mixture of uses with a retail and residential component) addressing Mount Alexander Road. The upper levels of the development are provided with balcony areas puncturing the facade and textures so to articulate the structure.

The podium will be constructed with red brick, render and bronze framing elements with



the use of shopfront glazing and landscaping providing for significant street level visual interest. The upper levels of the residential element of the proposal will be set back from the podium. A landscape plan accompanies the application with landscaping provided at each level.

An illustration of the proposed development is provided below:



**Excerpt from “Perspective Views”**

### **Access and Car Parking**

A Traffic and Transport Assessment will be prepared by Impact Traffic Pty Ltd, as part of the application. The application includes the provision of eighty (80) car parking spaces, including a DDA compliant space. Secure bicycle parking is provided, accommodating thirty-eight (38) resident bicycle lots (with total bicycle spaces, including staff and visitors, comprising 50).

### **Waste**

Waste will be stored at basement level and will be managed in accordance with a Waste Management Plan which accompanies the application.



# 04

## Relevant Planning Provisions

Clauses of the Moonee Valley Planning Scheme of relevance to the application are identified below:

### 04.1 Planning Policy Framework

- **Clause 11**      **Settlement**
  - 11.01-1S      Settlement
  - 11.01-1R      Settlement – Metropolitan Melbourne
  - 11.03-1S      Activity Centres
  - 11.03-1L      Essendon North Major Activity Centre
  
- **Clause 15**      **Built Environment and Heritage**
  - 15.01-1S      Urban Design
  - 15.01-1R      Urban design - Metropolitan Melbourne
  - 15.01-2S      Building design
  - 15.01-2L      Building Design (Local)
  - 15.01-4R      Healthy neighbourhoods - Metropolitan Melbourne
  - 15.01-5S      Neighbourhood character
  
- **Clause 16**      **Housing**
  - 16.01-1S      Housing Supply
  - 16.01-1R      Housing Supply - Metropolitan Melbourne
  - 16.01-1L      Housing Growth



- **Clause 17 Economic Development**
  - 17.01-1R Diversified Economy Metropolitan Melbourne
  - 17.02-1S Business
  - 17.02-1L Business (Local)
- **Clause 18 Transport**
  - 18.01-1S Land use and transport planning
  - 18.02-1R Sustainable personal transport - Metropolitan Melbourne
  - 18.02-4L Car parking

## 04.2 Zoning

- 34.01 Commercial Zone (Schedule 1 - B1Z)

## 04.4 Overlays

- 43.06 Built Form Overlay (Schedule 1 – BFO1)
- 45.06 Development Contributions Plan Overlay (Schedule 1 – DCPO1)

## 04.5 Particular and General Provisions

- 52.06 Car parking
- 52.29 Land Adjacent to a Road Zone
- 52.34 Bicycle facilities
- 53.25 Great Design Fast Track
- 58 Apartment development
- 65 Decision guidelines

## 04.6 Operational Provisions

Clause 71 outlines the way in which the Planning Scheme operates. Clause 71.02-1 outlines the purpose of the Planning Policy Framework and seeks to ensure that the objectives of planning in Victoria are fostered through:

*‘appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of*



*net community benefit and sustainable development’.*

Clause 71.02-3 refers to ‘Integrated Decision Making’ and states that responsible authorities:

*‘should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations, however, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*



# 05

## Planning Assessment

### 05.1 Preamble

An assessment of the proposed development requires consideration of the following matters:

- The level of strategic support for the proposed development in the Purpose & Vision and Planning Policy (PPF) at Clauses 02 to 19 of the Moonee Valley Planning Scheme;
- The appropriateness of the proposed development having regard to the surrounding context and the relevant built form and urban design policies contained in the Planning Scheme;
- An Assessment against Good Design Fast Track (GDFT) provisions and principles;
- Clause 58 (Apartment Development) of the Moonee Valley Planning Scheme inclusive of amenity considerations for the future occupiers and surrounding uses/occupiers; and
- The suitability of access, car parking and waste collection arrangements.

A consideration of these matters is provided below.

### 05.2 Strategic Considerations

The relevant policy directions outlined in the scheme encourages high quality development which make effective use of existing infrastructure. This development is



required to facilitate commercial uses and to provide housing diversity that takes advantage of its strategic location.

In relation to the State Planning Policies, Clause 11 (Settlement) and Clause 17 (Economic Development) identify the need to deliver an urban structure that drives productivity, diversifies the economy, attracts investment, supports innovation and creates jobs.

Clause 11 (Settlement) identifies the need to create a consolidated and sustainable city within the existing urban areas. Locations within and around designated activity centres are preferred locations for this development given the access they provide a mixture of commercial uses and residential accommodation in proximity to community facilities and public transport for residents.

The proposed development is consistent with objectives of the State Planning Policy Framework, in particular the following objectives:

**11.03-1S Activity centres**

*To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

**17.02-1S Business**

*To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services.*

The Moonee Valley Planning Scheme provides a Vision for the municipality at Clause 2.02 which states:

*Moonee Valley is a healthy city strengthened by a network of 20-minute neighbourhoods where all people, at all stages of life, can live locally, accessing most of their needs close to their homes. The neighbourhoods are beautiful, sustainable and have strong community connections enabling citizens and the environment to be healthy and resilient.*

The proposed residential use and development is appropriately located within the North Essendon Major Activity Centre where large building forms and a mixture of uses are



expected. As a result, the location of the development is consistent with objectives of the State Planning Policy Framework, in particular the following:

### **11.03-1S Activity centres**

*Objective: To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

Council's Local Planning Policy Framework, in particular Clause 11.03-1L (North Essendon Major Activity Centre) applies to all land on the attached North Essendon Major Activity Centre plan. The "North Essendon Activity Centre Plan (Victorian Planning Authority, 2025)" which is a reference document within the policy locates the subject site within the "Fringe Precinct". The policy provides the following strategies appropriate to the application:

### **11.03-1L North Essendon Major Activity Centre**

*Centre wide strategies:*

*Provide active ground floor frontages to all new retail and commercial development.*

*Encourage upper level residential uses within the activity centre.*

*Design car parking areas to:*

- *Be safe and accessible for all users.*
- *Not dominate the public realm.*
- *Prioritise pedestrian safety throughout the activity centre.*

*Provide or improve bicycle facilities throughout the activity centre, including bicycle parking and storage areas.*

Policy also seeks an increase the supply of accommodation in existing urban areas in order to improve choice and to ensure that supply continues to meet demand. Locations within and around designated activity centres are preferred locations for this



development.

### **16.01-01S Housing Supply**

*To facilitate well-located, integrated and diverse housing that meets community needs.*

### **16.01-1R Housing supply – Metropolitan Melbourne**

*Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:*

- *Metropolitan activity centres and major activity centres*

*Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*

*Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*

### **16.01-2S Housing affordability**

*To deliver more affordable housing closer to jobs, transport and services*

Council's Planning Policy Framework identifies the need to provide additional housing opportunities within the city. Clause 02.03-5 (Housing) in particular indicates that:

*It is important that Moonee Valley accommodates people of all ages and backgrounds who require different housing options which change at various stages of life. Moonee Valley's 13 neighbourhoods will be able to accommodate varying degrees of new housing growth depending on a range of factors, including good access to public transport, services, open space and retail opportunities. Council supports:*

- *Encouraging a range of housing types that can influence tenures and price points, and quality social and public housing.*
- *Directing housing growth of higher scale to key locations where people can*



*access most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.*

- *Protecting the city's significant heritage areas from inappropriate development.*
- *Maintaining the lower built form scale of residential neighbourhoods where it is the prevailing character and there is limited access to services and amenities.*

Furthermore, Local Planning Policy at Clause 16.01-1L (Housing Growth) provides the following strategic guidance:

- *Direct new housing of higher density to areas with good access to public transport services or open space.*
- *Support higher density development within established commercial areas and on sites with frontages to a main road adjacent to the Principal Public Transport Network (PPTN).*
- *Encourage development to be of a density and scale that respects the strategic context of the site and the existing streetscape character.*
- *Encourage development of a variety of housing types responding to the forecast demand for an increase in smaller households.*

In accordance with these policies, the proposal provides for use and development on the land which is complementary to the surrounding land uses including the residential zoned areas of Essendon North that are proximate to the site. The current proposal represents a high-quality development that will provide additional commercial uses (retail) together with high quality residential accommodation and reinforces the importance of the North Essendon Major Activity Centre.

The ground level retail and lobby component (comprising a shop front with extensive glazing) will provide an active building frontage that contributes to the vibrancy of the activity centre and the retail and residential uses and will strengthen the economy of the immediate area. The eight-storey building is commensurate with the scale of development that can expect to occur within a designated activity centre.



The Application provides for a range of additional and diverse housing products which is consistent with the objectives of the planning scheme to provide a greater range of housing that is accessible to the community within a 20-minute neighbourhood directly adjacent to fixed line public transport.

The location of the proposed development continues the residential and commercial spine of development along Mount Alexander Road. It follows that residents will not be required to travel further afield to access such uses with associated opportunities to reduce car dependence.

The development will ensure that offsite amenity impacts can be appropriately managed given the surrounding commercial development and the orientation of the site.

The commercial nature of the development is also in accordance with the site's Commercial 1 zoning, which includes the purpose:

*To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*

### **Commercial 1 Zone**

The application proposes a residential use which occupies in excess of 2.0 metres of the frontage and therefore is a Section 2 (permit required) as it does not meet the associated condition pursuant to Clause 34.04-1 of the Commercial 1 Zone.

The "accommodation" use as proposed by the application complements the surrounding land uses and zoning being within the Commercial 1 Zone. The use will be accommodated in a mixed use building that will be of high architectural value and will complement the local area.

The mixed commercial and residential nature of the development addresses the site's Commercial 1 zoning, which includes the purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.

As a result, the use and its location are supported by objectives of the Moonee Valley Planning Scheme and will support the objectives and strategies of the Commercial Zoning and the Local Planning Polices.

### **Net Community Benefit**

Reference to net community benefit is now located under Operational Provisions of the planning scheme. outlines the purpose of the Planning Policy Framework and seeks to ensure that the objectives of planning in Victoria are fostered through:

*'appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development'.*

Clause 71.02-3 refers to 'Integrated Decision Making' and states that responsible authorities:

*'should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations, however, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.*

In this case the proposal clearly demonstrates net community benefit in relation to

- Provision of new residential uses and accommodation that will enhance the vibrancy and function of North Essendon Major Activity Centre;
- Design excellence as discussed further in the submission; and
- Best Practice ESD outcomes as discussed further in the submission.

### **05.3 Great Design Fast Track**

The application requires an Assessment against Great Design Fast Track provisions and principles, as required at Clause 53.25-1 (Great Design Fast Track) of the particular



provisions.

An Assessment is provided below:

### **Principle 01: Neighbourly homes**

The application proposes the provision of thirty-six (36) new homes within the North Essendon Major Activity Centre where the occupants will have ready access to services, retail provisions, various modes of public transport to the CBD and surrounding area and areas of public recreation. In terms of “liveability” the location, by any measure, is one that provides access to a range of facilities and services which would be beneficial for future residents.

The application proposes a high quality, architecturally designed building, which is setback appropriately to site boundaries and landscaped so to provide for a high-quality interface to the public realm. The proposal is “human scale”, well-articulated with respect to the modulation of the retail façade at ground floor and the balcony areas to the upper levels and as such provides for activation and “eyes on the street”, with good levels of public surveillance addressing Mount Alexander Road.

Ground plane activation is provided with an active 3-sided shopfront to Mt Alexander Road. Street canopy encourages connection with, and continuation of the activity centre and the position of laneway and driveway takes into account street infrastructure (existing tree and bus-stop).

The siting, layout and modulation of form will provide for good circulation and activation throughout together with good amenity (both onsite and offsite). An equitable arrangement is provided for development on adjoining lots with the north-facing landscape terrace to communal amenities on Level 1 provides outlook and landscape interface to north easement and driveway entry. In this regard, the application proposes a beautiful addition that will contribute to the local character.

### **Principle 02: Welcoming homes**

Further to the above, the application provides for a safe and accessible arrangement with the built form including massing to the frontage and northern boundary together with a variety of setbacks to allow shared landscaping and communal areas across the site. The street interface, together with scale and materiality proposed by the application, the landscaping theme, will assist in fostering a sense of local identity and



attachment to place for the residents. Incidental interactions will be encouraged within the communal areas, which are generous, safe and welcoming.

The design response is “thoughtful” with respect to the delineation of the residential component to the commercial areas. The resident or visitor journey from the street will be via a secure covered entry, a welcoming communal area and garden to the southern side of the frontage.

The generous threshold entry into laneway creates a sense of address into the development via a laneway entry into a naturally ventilated courtyard lobby that creates a sense of arrival. The design includes the hospitality shopfront interface within wide laneway on Ground Level. The landscape in the courtyard serves as a focal point and envisages a serene counterpoint to the busy streetscape along Mt Alexander Road.

The wide proportions of the ground level courtyard are maintained, forming a lightwell throughout the height of the building. Courtyard facing apartment rooms benefit from this aspect to landscape while gaining improved natural ventilation and daylight access.

Communal open space on Level 1 features a north-facing landscape terrace and the landscape feature provides outlook to the north easement and driveway. The communal spaces and terraces are generous, well-activated and accessible, which will encourage incidental interactions and assist in creating a sense of connection and community. Natural daylight is provided to all lobby corridor levels.

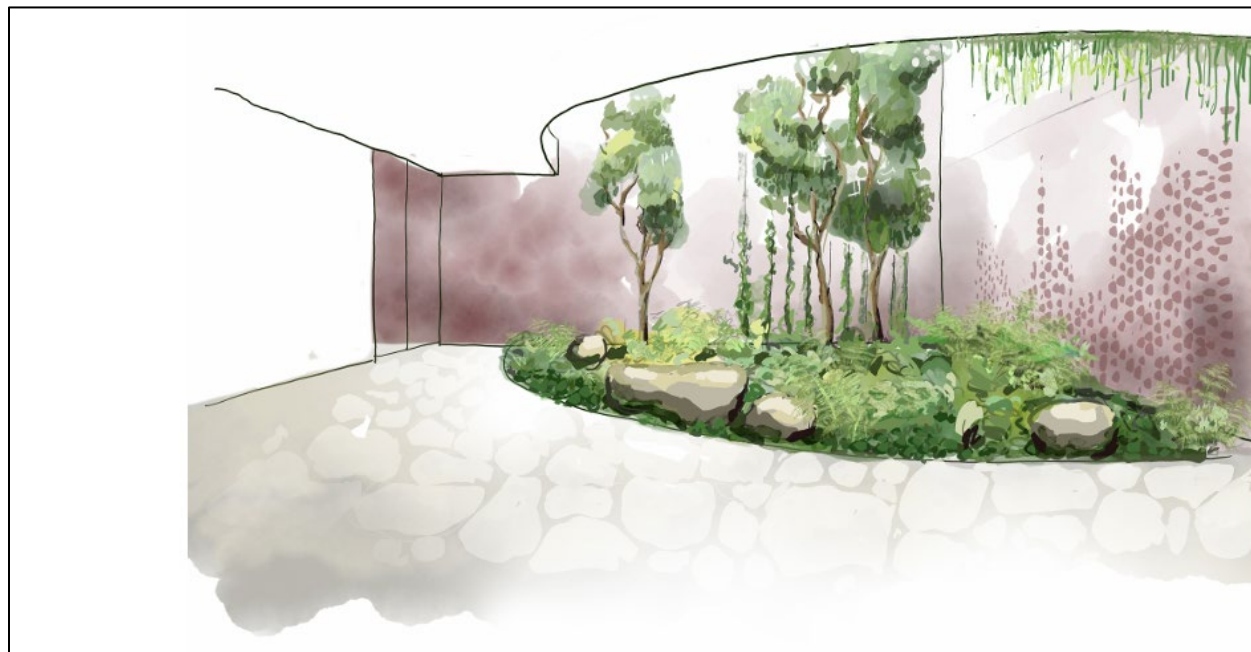
Car parking and bicycle areas are located separately to the pedestrian areas (within the driveway and basement areas) ensuring no conflict and takes advantage of a wide shared accessway along the driveway easement to the north property boundary. Balcony areas, due to the orientation to the street or the setback to the rear, generally will not require screening that would impact internal amenity and, in this regard, “privacy” is user driven.

### **Principle 03: Landscaped homes**

A high-quality landscape response accompanies the application with a scheme designed by Peachy Green Landscape Architects. The landscape plan, together with planting schedule provides a dense planting scheme to the internal courtyard, communal areas, within the side and rear setbacks, together with individual balcony areas at each level.



The design response includes wide proportions of the ground level courtyard so to support a verdant landscape setting and deep-soil zone to create sense of place. The landscaped setting is embedded as a focal point in the lobby to achieve a sense of arrival. The Landscape Plan prepared by Peachy Green as part of the proposal, provides a “welcome” for residents and visitors to the residential component of the building:



#### **Excerpt from Peachy Green concept**

Furthermore, the deep-soil zone along the western boundary enables purposeful rear planting against the property fence line. The landscape zone is integrated as part of the external terraces of the ground level apartments. Large planter zones to the building corners particularly at Level 1, complementing the communal areas, and on the Level 6 external terraces.

The green spaces proposed by the application will complement and seamlessly integrate with the public realm along the frontage and make a meaningful contribution to the tree canopy cover for Moonee Valley. The application will include WSUD initiatives as part of a wider sustainable approach taken to the design response.



#### **Principle 04: Sustainable homes**

The application proposes high quality architectural design buildings that use materials and finishes that are durable, attractive and low maintenance. Furthermore, the design response includes the provision of good solar access to the apartments and to communal spaces thus reducing the use of energy. Balconies matching the full-length of apartments facing Mt Alexander Rd. This offers greater privacy whilst providing passive solar control. Balcony terraces on levels 6 and 7 provide passive solar control to North and East facades.

The application includes a Sustainable Management Plan (SMP), prepared by Lincoln Pearce, as part of the application. The SMP provides a number of “best practice” initiatives with respect to Sustainable Design that will result in a favourable BESS and a WSUD ratings by way of the 12,000 litres rainwater tank.

A Sustainability Management Plan prepared by Lincoln Pearce provides an assessment with the proposed application that will satisfy the Energy Efficiency regulations and result in reduced energy usage. The assessment shows that dwellings of differing sizes and orientations will achieve an average rating of 8.3 star.

#### **Principle 05: Healthy homes**

The application provides high quality apartment style dwellings, with floor to ceiling fenestration together with generous balcony areas orientated to the public realm. The balcony arrangements are generous and inviting and the design response allows for minimal screening providing views and a high level of internal amenity for each dwelling. Generous balcony areas to apartment private-open-spaces, generally.

Each apartment has access to good natural light, with many of the dwellings provided with dual or triple aspects which allow for cross ventilation and good air quality within the dwelling. Natural ventilation will be provided in the lift lobbies by way of operable windows.

Natural Ventilation to apartments is achieved through compliance with Standard D29 (Natural Ventilation) together with passive and mechanical ventilation systems as detailed in the Report from Omnisystems Consulting Engineers titled “Advice Related to Apartment Make-up Air and Mechanically Assisted Natural Cross Ventilation” dated 18 February 2026. Apartments G02, 1.03, 2.02, 2.05, 3.02, 3.05, 4.02, 4.05, 5.02 &



5.05 will rely on mechanical ventilation.

#### **Principle 06: Adaptable homes**

As noted above, the application proposes to assist in housing supply by offering a range of housing typologies (2, 3 and 4 bedroom apartments) with accessible design arrangements, thus providing for a range of price points and the communities' needs for apartments with accessible arrangements. Larger apartment sizes cater to diverse dwelling and household needs including families and extended family units. Bedroom sizes are above BADA minimum requirements, including baths and have consideration for flexibility and alternative layouts such as ageing-in-place arrangements.

The floor plans provide a range of layouts that clearly delineate the bedroom and bathroom components to the living and kitchen areas. Apartment layouts prioritise functionality through circulation and sequencing of bedroom, living, kitchen areas to achieve zones for privacy, dining and entertainment. In this regard, the application provides for a desirable housing typologies that meets the diverse and changing needs of households and families.

#### **Principle 07: Good value homes**

The application proposes to assist in housing supply by offering a range of housing typologies (2, 3 and 4 bedroom apartments) with accessible design arrangements, thus providing for a range of price points and the communities needs for apartments with accessible arrangements. Apartment design prioritises long-term amenity and adaptability of interior layouts. The provision of 2-bedroom apartments seeks to achieve dwelling diversity with a high level of amenity, including generously sized private-open-spaces.

The surrounding area of Essendon North is characterised by large free standing houses on larger lots and in this regard, the provision of apartment style dwellings will assist in the provision of low maintenance housing that can accommodate people of different income levels, household types, and life stages.

The use of robust materials and high quality finishes together with the provision of best practice ESD initiatives will ensure that the ongoing maintenance of the building together with the running costs of each apartment will be affordable for future residents.



## Summary

On the basis of the assessment within this report, it is submitted that the proposal provides for an acceptable planning outcome when assessed against with the “Great Design Principles” of the “Great Design Fast Track Process” together with the relevant policies and provisions of the Moonee Valley Planning Scheme.

The proposed development provides for an appropriate response to the “Great Design Principles” and will be inclusive of the best practice ESD outcomes. Furthermore, the application will include a detailed feasibility assessment prepared in accordance with the invest Victoria guidelines.

As a result of the above, the application is considered to satisfy the “purpose” of the Great Design Fast Track provisions at Clause 53.25, which are:

- *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.*

## 05.4 Urban Design

The most relevant provisions in determining the appropriateness of the proposed development in terms of respecting neighbourhood character and the maintenance of residential amenity, when assessed against the Moonee Valley Planning Policy Framework, are:

- Clause 02.03-4 - Built Environment and Heritage (Neighbourhood Character).
- Clause 15.01-1L Urban design and the appropriateness of the development when assessed against the key urban design themes within the Scheme.
- The objectives and design requirements as set out in Schedule 1 to the Built



Form Overlay (BFO1) as it relates to the North Essendon Activity Centre.

#### **Clause 02.03-4 Built Form and Heritage**

In broad terms, the Municipal Planning Strategy at Clause 02.03-4, Council supports:

*Encouraging careful design responses such as architectural styles, dwelling setbacks, pattern of built form, building materials and landscaping to maintain valued character.*

In response to these broad directions, the design response has successfully managed the site conditions and interfaces with the public realm by providing well-articulated and expressed architectural form, with the finish and materials to provide a high-quality response to the vision within the planning scheme.

It is submitted that the proposed development will provide an important contribution to the public realm, built form and urban design outcomes sought for the municipality as discussed further below.

#### **Clause 15.01-1L Urban design**

Clause 15.01-1L Urban design provides for the local policy in relation to seeking to achieve appropriate built form outcomes within the City. Relevant strategies include the following (inter alia):

*Provide built form that integrates with the public realm through:*

- *Providing active frontages.*
- *Minimising loss of solar access.*
- *Minimising negative wind effects.*
- *Designing buildings to have a human scale at the street edge.*

*Encourage the design of buildings, subdivisions, car parks and public open spaces that maximise passive surveillance and personal safety.*

*Reduce the visual prominence of car parking and vehicular access.*

*Strengthen the appearance of boulevards by providing:*

- *A coherent built form edge.*



- *Continuous separated cycling network.*
- *Landscaping.*
- *Improved accessibility to public transport.*

*Create and enhance visual and physical links to adjoining streets, public transport and/or key community facilities when developing large or consolidated sites.*

*Encourage developments up to but not exceeding preferred heights. In cases where a development seeks to exceed preferred maximum building heights it should clearly demonstrate a net community benefit.*

It is submitted that the proposal represents an appropriate design response to the physical context and planning framework for the land and is of a scale that can be justified given the location, design and net community benefit of the project.

The design response has successfully managed the site conditions, interfaces and public realm while the proposals 3-dimensional form, component parts, articulation, finish and materials to be a high quality response to the vision within the planning scheme and will provide an important contribution to the built form and emerging character of the activity centre.

The following assessment is provided in relation to key urban design themes that address Clause 15.01-1L (Urban Design).

### **Site Planning**

In terms of the site planning and access arrangements, the proposal provides an active frontage to Mount Alexander Road through provision of retail use (and residential entry) at the ground and residential uses to the upper levels (which benefit from a balcony area) that address the public realm.

The retail component will occupy the majority of the frontage (with the residential lobby entrance accessed via a secure pedestrian entry to the southern side of the frontage) to Mount Alexander Road which is complementary to the commercial context on the adjoining lots. As such, the arrangement follows the existing pattern of settlement and is responsive to the context. The entry is provided directly off the pedestrian footpath and are provided with weather protection.



In order to maximise the activation of the frontage the vehicle access is limited to one crossover to Mount Alexander Road, which will ensure minimal impact by the vehicle access arrangements.

The provision of an activated ground floor level, with dwellings addressing the public realm, will allow for a significant level of passive surveillance and personal safety for those moving through the Activity Centre including between accessing public transport, retail and to the surrounding residential areas.

### **Height and Massing**

The development will be eight (8) storeys will provide for a development that has been designed to provide massing to the frontage and central area of the site and tiered to the upper levels so to respond appropriately to the development that is expected to occur on the adjoining lots. The arrangement provides meaningful landscaping opportunities and responds sensitively to the residential context to the rear. The elevations, addressing the public realm, are provided with landscaped balcony areas that are punched into the façade which creates a sense of human scale and provides a transition to the development to the adjoining commercial and residential contexts.

The development of the site as proposed will add to the evolution of built form along Mount Alexander Road. The proposed development will provide well resolved building that reflects the size and scale of buildings that have been recently constructed along Mount Alexander Road.

### **Architectural Expression & Materiality**

The architectural expression and materiality comprise a human scaled building, of high architectural quality, with a rectilinear form and landscaped balcony areas addressing the public realm. There will be a clearly defined pedestrian entrance located to the southern section of the frontage. Overall, the ground floor level and street wall provide continuous passive surveillance across its frontage.

The façade detailing includes a textured façade comprising selected redbrick and vertical clad finishes with a palette of soft “bronze” and earthy colours and tones. The solidity of the façade is broken down through the provision of framing elements, fenestration and landscaping which will create a dynamic façade presenting to the street.



Architecturally the building is of a very high quality befitting its location at this important location within the City of Moonee Valley. Renders of the proposed development are provided below (sourced from the Urban Context Report prepared by Carr which accompanies the application).



**Overall scheme - excerpt from Architectural set (“perspective views”)**



**Residential entry and communal lobby - excerpt from Architectural set (“perspective views”)**



**Retail Interface Render**

The overall composition of the building is softened and provided with a tactile human scale by the materials proposed in tandem with the landscaping scheme proposed. The landscaping plan provided in support of the application demonstrates that landscaping



can be accommodated to each secluded private open space areas, to the common open space areas to the rear and alongside the frontage, will provide improved amenity for the adjacent sites while softening the appearance of the façade.

### **Overshadowing Impacts**

Shadow studies demonstrate that the development will not have an unreasonable impact with regards to solar access to the public realm or any existing residential or other sensitive uses. Whilst overshadowing will occur to the adjoining lot to the south of the site, it is expected that the property will be developed in a similar manner to the subject site and in that regard the design response provides for an equitable development arrangement with a good level of solar access.

The equitable arrangement is achieved by massing the proposed development to the northern boundary, with an extensive internal lightwell featured to the southern boundary.

The site abuts the Commercial 1 Zone to the north and south and as such the shadowing of commercially zoned properties to such an extent will be reasonable given existing functions and likely future redevelopment.

### **Equitable Development**

As noted above, the proposal will provide for equitable development outcome in relation to the adjoining site to the south by massing the proposed development to the northern boundary, with an extensive internal lightwell featured to the southern boundary. The land to the north and south is commercially zoned and is likely to be developed in a similar manner to that which is proposed in the future.

The development has been orientated with the massing located centrally, but setback from all boundaries and it is likely that that arrangement would be replicated with the orientation of the site. The proposed development features lightwells and generous setbacks to both the northern and southern boundaries which, together with the increased setbacks to the upper levels will ensure that future development of the adjoining site land will not impact on the majority of dwellings within the development.

At the lower levels the development provides for some solid walls along the southern and northern boundary to allow for adjoining development to potentially abut the subject site at lower levels.



The proposed layout of the development does not impact on access to the adjoining sites which can be gained the existing crossover.

### **Built Form Overlay (Schedule 1 – BFO1)**

The subject site is encumbered by a Built Form Overlay control relating to the “North Essendon Activity Centre” pursuant to Clause 1 of the BFO. The “development objectives” of BFO1 include:

- *To facilitate development of high-quality architecture with height ranges of 21 metres to 34 metres (six to 10 storeys) and transitioning the scale of development to the activity centre catchment.*
- *To enable development that enhances the public realm through high quality design.*
- *To ensure development appropriately responds to built heritage and environmental constraints.*
- *To facilitate high-rise development on lots greater than 5,000 square metres where off site amenity impacts are minimised.*
- *To minimise underdevelopment.*

The Development Framework at Part 2.0 of Schedule 1 to the Built Form Overlay locates the subject site sits within the “fringe precinct” with the preferred “future character” noted as:

*New development should be medium-rise (up to 21 metres/six storeys).*

*Where setbacks are provided at upper levels these should balance amenity to the public realm, with opportunities for future growth.*

*Additional setbacks and landscaping controls also apply to ensure an appropriate interface to more sensitive land uses at residential interfaces.*

Part 6.0 notes that:

*The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme, including any standard set out in Clauses 54 to 58, unless an application has been made under either Clause 53.22*



or Clause 53.23, which will prevail to the extent of any inconsistent provision in the Built Form Overlay.

The outcomes and standards for the subject site are determined within Part 6.0 of the Schedule. The standards that apply to the subject site comprise:

- Maximum Overall height: as determined by Map 3, which locates the site within Area 2 which allows a discretionary maximum building height of up to 21 metres, with a minimum of 13 metres (deemed to comply if within range).
- Overshadowing: of open space or the public realm, the subject site is located on a “boulevard” where *“sun access beyond the centreline of the boulevard is to be maintained between 10am and 2pm”*. (deemed to comply)
- Street wall height: 1:1 ratio of road width to street wall height or 21 metres, Discretionary (Deemed to comply if a site identified as Limited Sensitivities and Fringe on Map 1 and street wall is the maximum or lower).
- Setback above the street wall: any part of building above 21 metres: 3 metres setback plus 1 metre for every additional 1 metre of building height. (Discretionary – deemed to comply if setback the minimum or more)
- Landscaped setbacks: none listed
- Side and Rear Setbacks: up to and including 11m (4.5m where a balcony or HRW is proposed, 3m in all other instances, 11m to and including 27 metres (4.5m) (“deemed to comply” - if the site is identified as Limited Sensitivities, Fringe, or Non Heritage Core on Map 1 and the setback is the minimum or more)
- Side and rear setbacks to Residential typology areas and Sensitive Interfaces:
  - Up to and including 10 metres: 6 metres from habitable room window/balcony (with outlook to boundary line), 4.5 metres from non-habitable room (with outlook to boundary line). (Deemed to comply if minimum setback or more).
  - Above 10 metres: 6 metres from habitable room window/balcony (with outlook to boundary line), 6.0 metres from non-habitable room (with



outlook to boundary line). (Deemed to comply if minimum setback or more).

- Walls on boundary: A new wall constructed on or within 200mm of a side or rear boundary of a lot should not exceed 11 metres in height, unless:
  - The lot width is less than 22 metres wide\*, whereby a new wall constructed on or within 200mm of a side boundary should not exceed 27 metres in height.
  - The lot width is equal to or greater than 22 metres wide\* and less than 30 metres wide\*, whereby a new wall may only be constructed on or within 200mm of one side boundary and should not exceed 27 metres in height.
- Floor to floor heights (Discretionary and deemed to comply if floor to floor height is the minimum or more):
  - Commercial ground level: 4.5m
  - Commercial upper level: 4.0m
  - Residential (all): 3.2m
- Minimum entry or window percentage (Primary active frontages): At least 80 percent clear glazing along the ground level frontage to a height of 2.5 metres (discretionary – no “deemed to comply”)
- Front Wall heights (Standard BF16) (deemed to comply if a site identified as Limited Sensitivities or Fringe on Map 1 and if front wall height is the maximum or lower):
  - 1:1 ratio of road width to street wall height or 21m whichever is lesser
  - Any part of building above the proposed front wall up to 21m: 3m setback.

The proposed development generally satisfies the standards and other design objectives of the overlay schedule by way of the following:



- The application proposes a maximum building height of 28.86 metres and in this regard the proposal would exceed the overall height standard.
- Overshadowing of the public realm will fall within the standards nominated within the BFO with the site benefiting from a favourable east to west orientation.
- Street wall height: the street wall height is proposed at 24.90 metres, a minor variation however above this height the development is setback 3.0 metres (complying).
- The side and rear setbacks as proposed by the application show that the development satisfies the objective with respect to the front and rear setback arrangement.
- The proposed Floor to Floor dimensions comprise 3.8 metres at ground and 3.4 metres stated for residential development a minor variation to the preferred requirements within the schedule.
- Walls on boundary satisfy the schedule for a frontage that exceeds 22 metres.
- Minimum entry or window percentage (Primary active frontages): At least 80 percent of the ground level frontage comprises glazing to a height of 2.5 metres.

It is submitted that the proposal represents an appropriate design response to the physical context and planning framework for the land and to be of a scale that can be justified given the location, design and net community benefit of the project.

The design response has successfully managed the site conditions, interfaces and public realm while the proposals 3-dimensional form, component parts, articulation, finish and materials to be a high quality response to the vision within the planning scheme and will provide an important contribution to the regeneration of the North Essendon Activity Centre.

## **05.5 Residential Amenity and Apartment Developments**

Onsite amenity tests for future residents of the building are detailed at Clause 58 (Apartment Developments) of the Moonee Valley Planning Scheme.



In summary the proposal satisfies all the objectives and requirements at Clause 58 and will provide for a high-quality amenity outcome for future residents, however, provides some variations to the prescriptive standards as detailed in Attachment 1 in relation to:

#### **Landscaping (58.03-5)**

The land is 1490 sqm thus requiring a canopy cover of 50 square metres plus 20% of site area above 1000 sqm, a total area of 148sqm. The application proposes a total canopy area of 149 square metres and thus meets the Standard.

The landscape plan does not provide a 'Type B' tree however the plans meet the required canopy cover area target utilising the smaller 'Type A' trees that are more appropriate for use in an apartment development of this nature.

A deep soil area of 7.5% of site area which equate to 111.75sqm is also required with 92sqm provided, a variation of 19.75sqm

It is submitted that the variation is acceptable having regard for the minor nature of the variation, the site location in a major activity centre and the overall provision of landscaping across the site which provides for an acceptable contribution to the landscape character of the area

A Landscape Plan prepared by Peachy Green to accompany the application demonstrates the canopy cover and deep soil calculations

#### **Room Depth (58.07-2)**

Apartments within the development have floor to ceiling height of 3.0 metres and therefore all bedrooms comply with the Standard as no bedrooms have a room depth greater than 7.50 metres.

Many apartments feature dual aspects for the living/kitchen/dining areas and are compliant.

The open plan living, dining and kitchen habitable rooms with a single aspect are permitted to have a maximum room depth of 9.0 metres and this is achieved other than in the following apartments.

Apartment G01, G02, 2,02, 3,02,4,02,5,02 all slightly exceed 9.0 metres



The Room Depth Objective is to *allow adequate daylight into single aspect habitable rooms* and it is submitted that this objective is met as:

- The SMP Assessment assesses that these apartments are provided with an acceptable level of daylight with an overall rating of over 8 stars and BESS rating at 70%.
- The design response is of a high standard with large windows providing good quality daylight to these areas with 3.0 metres ceilings provided.
- The rooms will still be provided with high levels of useability, functionality and amenity based on layout, siting, size and orientation.

As such it is submitted that the variation for 6 of the 36 apartments is acceptable.

### **Summary**

The design has carefully arranged the dwellings across the floorplates in order to provide for each dwelling to be provided with views and outlook, high quality access to daylight and sunlight, usable areas of open space including well located communal open space.

Importantly, as a result of the beneficial site location, the proposal will require minimal privacy screening to be provided to any dwelling and therefore will provide for a high-quality amenity outcome for future residents.

As the assessment at Attachment 1 identifies:

- Floor plans are arranged with the habitable rooms of the dwellings facing Mount Alexander Road, or to the adjoining low scale buildings with the proposal being provided with adequate setbacks and orientation to ensure long term amenity.
- The floor plans will ensure daylight and solar access to dwellings within the development and maintain equitable development opportunities for the abutting property to the north and south.
- Each dwelling is provided with secluded private open space in the form of a balcony that each satisfy the minimum requirements, and where possible avoid the need for screening. The balconies are accessible direct from common living



areas.

- All habitable rooms within the development benefit from direct solar access, ensuring there is no reliance upon borrowed light. The depth of rooms and their orientation have been considered to maximise solar access and cross ventilation within the dwellings.
- Compliant breeze paths are provided through dwellings which will provide effective cross-ventilation. These breeze paths are measured from openings on different orientations of the building.
- Appropriately sized lounge areas, separate from kitchen and dining facilities, are provided for each dwelling. Bedrooms are of a size and dimension which achieve a high level of useability while the layout of dwelling floor plans provide accessible paths of travel from common areas.
- A north facing terrace and west facing terrace are provided on Level 1 (totalling 72 square metres – exclusive of the landscaped area) together with 223 sqm of internal communal space in the form of a lounge, gym etc. are featured. In addition, the lobby comprises an additional 62 sqm of landscaped area together with 48 sqm of lobby. The total area satisfies the standard (exceeds the standard).

## **05.6 Access, Car Parking and Waste Arrangements**

A Traffic and Transport Assessment will be prepared by Impact Traffic Pty Ltd, as part of the application. The Assessment finds that the proposal should provide the following statutory car parking on page 13:



Table 1 of this clause sets out the minimum and maximum car parking requirements that apply to a use specified in the table based on the land category identified in the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025).

The site sits within Category 3, and the following applies to the proposed development:

- |                        |  |
|------------------------|--|
| — <b>Retail (shop)</b> | Minimum of 0 spaces to each 100 sq.m of leasable floor area<br>Maximum of 2 spaces to each 100 sq.m of leasable floor area |
| — <b>Dwelling</b>      | Minimum of 0 spaces to each dwelling<br>Maximum of 2 spaces to each dwelling   |

Application of the above rates reveals a requirement for a total of **76 spaces** on site, specifically:

- |                        |                                   |
|------------------------|-----------------------------------|
| — <b>Retail (shop)</b> | Between 0 & 4 car parking spaces  |
| — <b>Dwelling</b>      | Between 0 & 72 car parking spaces |

#### Excerpt from Impact Traffic Engineering assessment

The application includes the provision of eighty (80) car parking spaces, including a DDA compliant space. Secure bicycle parking is provided, accommodating thirty-four (34) bicycle lots.

The report finds:

*While the retail component and the majority of the residential units comply with the maximum rates specified in Clause 52.06-5, the proposal includes three (3) spaces for each of the six (6) premium dwellings on Levels 6 and 7. This results in a technical exceedance of six (6) spaces for the dwellings. A permit is therefore sought under Clause 52.06-3 to provide more than the maximum number of car parking spaces specified in Clause 52.06-5.*

A car parking demand Assessment is further provided, with the assessment concluding on page 16 with:

*The proposed parking provision provides an appropriate balance between the functional requirements of the dwellings and the strategic objectives of the Moonee Valley Planning Scheme. It ensures the site is self sufficient without compromising the capacity, safety, or amenity of the surrounding transport network.*

*Accordingly, the proposal satisfies the purpose of Clause 52.06 by providing an*



*appropriate number of spaces having regard to the activities on the land and the nature of the locality.*

Access is provided via a double crossover to Mount Alexander Road. Engineering drawings are included as part of the assessment demonstrating the suitability of the arrangement having provided an assessment of the proposed car parking design and access arrangements against the requirements of Clause 52.06-9 of the Planning Scheme.

### **Waste**

Waste will be stored at ground floor level and will be managed in accordance with a Waste Management Plan, prepared by Impact Traffic Engineering Pty Ltd, which accompanies the application.

## **05.7 General Provisions**

Clause 65 of the requires that before deciding on an application or approval of a plan, the Responsible Authority must consider a number of matters. An assessment against these provisions is provided as follows:

- The proposal is consistent with the matters set out in Section 60 of the *Planning and Environment Act 1987*.
- The proposal is consistent with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement.
- The proposal is consistent with the purpose of the Commercial Zone and the overlay controls affecting the land.
- The proposed development would not have an adverse impact on the amenity of the area.
- The development appropriately addresses the interface with the abutting public open space area.
- The proposed development will be connected to underground drainage and as such will not have any adverse impact on the quality of stormwater within and exiting the site.
- The subject site does not contain any indigenous native vegetation in the meaning of the Planning Scheme.



- The proposed development would not contribute to any flood, erosion or fire hazard.



# 06

## Conclusion

It is submitted that the application to construct a mixed-use building at 1009 - 1013 Mount Alexander Road, Essendon is consistent with the Planning Policy Framework and other relevant provisions set out in the Moonee Valley Planning Scheme.

The development proposed by the application responds to its surrounding context and surrounding Commercially Zoned land. This locality will consolidate additional commercial and residential opportunities at a site within the Category 3 area.

The built form response to the site will provide a well resolved, and visually interesting development that preserves the amenity of the surrounding area whilst maximising onsite amenity for future occupants with a diversity in accommodation and housing typologies.

The proposed use and development represents a quality response to the built form objectives and will provide a high standard of onsite for residents without unreasonably affecting the amenity of the adjoining sites.

We submit that the proposal is worthy of Council support.



# 01

## Attachment

### Clause 58 Assessment

CLAUSE	STANDARD	ASSESSMENT
58.02-1 Urban Context	D1	<b>COMPLIES</b> The proposal satisfies the urban context objectives as discussed in the planning submission and as shown on the Urban Context plans that accompany the application.
58.02-2 Residential Policy	D2	<b>COMPLIES</b> The proposal satisfies the residential policy objectives as discussed in Section 5.2 of the attached report.
58.02-3 Dwelling Diversity	D3	<b>COMPLIES</b> A total of 36 dwellings is provided. Dwelling diversity is accommodated within the development as follows: <ul style="list-style-type: none"><li>▪ Fourteen (14) 2 bedroom apartments</li><li>▪ Twenty (20) 3 bedroom apartments</li><li>▪ Two (2) 4 bedroom apartments</li></ul>
58.02-4 Infrastructure	D4	<b>COMPLIES</b> The site is located in an established residential/mixed use area of Essendon where the existing infrastructure can accommodate any additional demands likely to result from the proposed development. The site conditions provide sufficient area to provide a substation at basement level, if necessary.



CLAUSE	STANDARD	ASSESSMENT
58.02-5 Integration with the Street	D5	<p><b>COMPLIES</b></p> <p>The proposed development is orientated to the street frontage and incorporates entries and extensive fenestration which will activate the street frontage.</p> <p>No blank walls are proposed. Carparking, loading and internal waste collection areas are provided within the designated loading area, within the ground floor accessway/basement and generally not visible from the street.</p>
58.03-1 Energy Efficiency	D6	<p><b>COMPLIES</b></p> <p>The proposed development is appropriately designed to ensure energy efficiency objectives are satisfied with the orientation and layout of the development utilising solar access.</p> <p>A Sustainable Management Plan (SMP), prepared by Lincoln Pearce, as part of the application. The SMP provides a number of “best practice” initiatives with respect to Sustainable Design that will result in a favourable BESS and WSUD ratings by way of the 12,000 litres rainwater tank.</p> <p>The application will satisfy the Energy Efficiency regulations and result in reduced energy usage where it is expected that all dwellings will achieve an average rating of 8.3 star with a BESS Score of 70%</p>
58.03-2 Communal Open Space	D7	<p><b>COMPLIES</b></p> <p>The development contains 36 dwellings, with a standard of 120 square metres. A north facing terrace and west facing terrace are provided on Level 1 (totalling 72 square metres) together with 223 sqm of internal communal space in the form of a lounge, gym and other amenities. In addition, the lobby comprises an additional 62 sqm of landscaped area together with 48 sqm of lobby area. The total area exceeds the standard.</p>
58.03-3 Solar Access to Communal Open Space	D8	<p><b>COMPLIES</b></p> <p>Communal open space is proposed primarily in the form of a north facing terrace which will receive appropriate solar access over the course of the day in accordance with the standard.</p>
58.03-4 Safety	D9	<p><b>COMPLIES</b></p> <p>The entrance to the residential component of the building is provided by a secure entrance, orientated to the street. The entrance to each dwelling is clearly visible from the internal corridors. Internal corridors feature natural light and ventilation.</p>



CLAUSE	STANDARD	ASSESSMENT
58.03-5 Landscaping	D10	<p><b>VARIATION</b></p> <p>The land is 1490 sqm thus requiring a canopy cover of 50 square metres plus 20% of site area above 1000 sqm, a total area of 148sqm. The application proposes a total canopy area of 149 square metres and thus meets the Standard.</p> <p>The landscape plan does not provide a 'Type B' tree however the plans meet the required canopy cover area target utilising the smaller 'Type A' trees that are more appropriate for use in an apartment development of this nature.</p> <p>A deep soil area of 7.5% of site area which equate to 111.75sqm is also required with 92sqm provided, a variation of 19.75sqm</p> <p>It is submitted that the variation is acceptable having regard for the minor nature of the variation, the site location in a major activity centre and the overall provision of landscaping across the site which provides for an acceptable contribution to the landscape character of the area.</p> <p>A Landscape Plan prepared by Peachy Green to accompany the application demonstrates the canopy cover and deep soil calculations.</p>
58.03-6 Access	D11	<p><b>COMPLIES</b></p> <p>Access is taken via a double crossover to the Mount Alexander Road.</p>
58.03-7 Parking Location	D12	<p><b>COMPLIES</b></p> <p>Car parking will be provided within a secure basement and will be convenient and accessible for residents via the lift.</p>
58.03-8 Integrated Water and Stormwater Management	D13	<p><b>COMPLIES</b></p> <p>The proposed development is appropriately designed to ensure the integrated water and stormwater management objectives are satisfied as detailed in the Sustainable Management Plan prepared by Lincoln Pearce the accompanies the application.</p>
58.04-1 Building Setback	D14	<p><b>COMPLIES</b></p> <p>Building setbacks generally satisfy the Built Form Overlay (BFO1) controls that encumber the land as detailed in the planning considerations section of the submission.</p> <p>The layout of buildings and dwellings within the development will allow for equitable development opportunities for the adjoining lots.</p>



CLAUSE	STANDARD	ASSESSMENT
58.04-2 Internal Views	D15	<b>COMPLIES</b> The orientation or separation of balconies and habitable room windows within the development limit internal overlooking opportunities.
58.04-3 Noise Impact	D16	<b>COMPLIES</b> An Acoustic Report has been prepared by Enfield Acoustic Consultants and demonstrate the proposal will meet Clause 58.04-3 (Noise Impacts).
58.04-4 Wind Impacts Objective	D17	<b>COMPLIES</b> The built form, design and layout will not generate any significant wind impacts within the site and the surrounding land. Refer to Wind Impact Assessment prepared by Vipac Engineers and Scientists Pty Ltd that accompanies the application.
58.05-1 Accessibility	D18	<b>COMPLIES</b> 86% of the dwellings will be accessible as set out on the architectural plans, which is well in excess of the 50% requirement of the Standard. (refer to drawings TP.8001-TP.8005)
58.05-2 Building Entry and Circulation	D19	<b>COMPLIES</b> The design response includes a secure entry to the south side of the frontage. Windows will be provided adjacent to the lift area, thus providing light and ventilation. Lateral light and ventilation are also provided to common areas and corridors.
58.05-3 Private Open Space	D20	<b>COMPLIES</b> Balconies within the development are provided for each apartment that meet the Standard. (refer to drawings TP.8001-TP.8005)
58.05-4 Storage	D21	<b>COMPLIES</b> Minimum storage for each dwelling is provided in accordance with the requirements. (refer to drawings TP.8001-TP.8005)
58.06-1 Common Property	D22	<b>COMPLIES</b> Public and private spaces are clearly delineated, and the common areas can be effectively managed by an Owners Corporation arrangement.



CLAUSE	STANDARD	ASSESSMENT
<b>58.06-2 Site Services</b>	<b>D23</b>	<b>COMPLIES</b> Sufficient space is provided for services to be installed and maintained. Mailboxes will be conveniently located in the foyer adjacent to the pedestrian entrance from Mount Alexander Road.
<b>58.06-3 Waste and Recycling</b>	<b>D24</b>	<b>COMPLIES</b> An appropriately sized bin storage area is provided and enclosed at the ground floor level of the building. A Waste Management Plan prepared by Impact Traffic Engineering Pty Ltd accompanies the application.
<b>58.06-4 External walls and materials</b>	<b>D25</b>	<b>COMPLIES</b> The external wall and materials proposed by the application respond to the surrounding context and are durable, resilient to wear and tear and will not easily deteriorate.
<b>58.07-1 Functional Layout</b>	<b>D26</b>	<b>COMPLIES</b> Complies, with areas shown on BADS drawings (refer to drawings TP.8001-TP.8005)
<b>58.07-2 Room Depth</b>	<b>D27</b>	<b>VARIATION</b> Apartments within the development have floor to ceiling height of 3.0 metres. All bedrooms comply with the Standard as no bedrooms have a room depth greater than 7.50 metres. Many apartments feature dual aspects for the living/kitchen/dining areas and are compliant. The open plan living, dining and kitchen habitable rooms with a single aspect are permitted to have a maximum room depth of 9.0 metres and this is achieved other than in the following apartments. Apartments G01, G02, 2,02, 3.02,4.02, 5.02 all slightly exceed 9.0 metres with further discussion provided in the main submission.
<b>58.07-3 Windows</b>	<b>D28</b>	<b>COMPLIES</b> Each habitable room has a window in an external wall of the building with no borrowed light.
<b>58.07-4 Natural Ventilation</b>	<b>D29</b>	<b>COMPLIES</b> The development provides natural ventilation in accordance with the Standard with 72% of the apartments meeting the Standard well in excess of the requirement of 40% (Shown on TP.8001- TP.8005)