



Planning Report

*7-15 Horne Street,
Elsternwick*

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June 2026

Prepared for: Auyin Property Development Pty Ltd

Acknowledgment of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

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Project Code	P0061873
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Report Number	2 – Section 50 Amendment
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Submission documents:

This report is to be read in conjunction with:

- Architectural Plans, Development Summary, BADS Analysis, Shadow Diagrams prepared by CBG Architects
- Urban Context Report prepared by CBG Architects
- Massing Study prepared by CBG Architects
- Urban Design Advice prepared by Urbis
- Community Benefits Report prepared by Urbis
- Affordable Housing Report prepared by Urbis
- Economic Benefits Assessment prepared by Urbis
- Landscape Concept Plan prepared by Urbis
- Traffic Impact Assessment prepared by Urbis
- Waste Management Plan prepared by Urbis
- Sustainability Management Plan prepared by Waterman
- Acoustic Report prepared by O'Callaghan Consulting Engineers
- Environmental Wind Report prepared by Vipac
- Preliminary Aboriginal Heritage Test (PAHT)
- Environmental Audit Report prepared by Environmental Earth Sciences

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Executive Summary

This report has been prepared for Auyin Property Development Pty Ltd in support of a planning permit application for the land at 7-15 Horne Street, Elsternwick. This application is made under the provisions of Clause 52.23 via the Development Facilitation Program, providing residential development with affordable housing contribution.

The subject site is located within the heart of the Elsternwick Activity Centre with excellent access to transport connections. Combined with the site area, its designation as an 'Urban Renewal' site and its emerging development context, this makes the site suitable for higher density development.

The proposal seeks to redevelop the land with a 13-storey residential mixed-use development with ground floor retail premises above a basement. The proposal incorporates a widened surrounding laneway network, corner publicly accessible space and a high-quality design which will complement the ongoing redevelopment of this key activity centre.

The subject site is located within the Commercial 1 Zone, Design and Development Overlay Schedule 10, Environmental Audit Overlay, Parking Overlay Precinct 1 Schedule and it is located within an Area of Cultural Heritage Sensitivity. This report provides an assessment of the relevant planning considerations contained within these controls and the broader Elsternwick Planning Scheme.

Planning Permit Requirements

The proposal requires permission under the following planning controls and permissions:

Controls/provisions	Permissions
Clause 34.01-4 – Commercial 1 Zone	Construct a building or construct or carry out works. Use of the land for Accommodation (Dwellings)

Schedule 10 – Clause 43.02-2 – Design and Development Overlay

Construct a building or construct or carry out works.

Clause 52.06-3 – Car Parking

Reduction of the car parking requirements associated with the commercial uses

Table 1 – Applicable Controls and Permissions

Assessment Summary

This assessment has found that the development has appropriately balanced its response to its statutory and strategic context, intensifying a site suitable for this scale of development.

The street wall height and design respond to the surrounding context, maintaining a human-scale at the lower levels to provide an enhanced pedestrian environment, with spaces to connect and dwell.

The overall height of the development responds to the discretionary built form controls outlined in DDO10, supporting an appropriate density of development while achieving acceptable off-site amenity impacts to adjoining lower scale residential areas.

The development achieves a high standard of internal amenity and best practice environmental performance, while incorporating significant community benefit by way of the provision of laneway widening, a publicly accessible area at ground floor, public realm upgrades, the provision of affordable housing contribution and design excellence.

Through the DFP Pre-Eligibility process a number of Urban Design Comments were provided. This application addresses these comments and a summary of this is provided in the Assessment section.

This report confirms the acceptability of this development from a planning perspective.

Background

Original Development Application and Council Decision (2018–2019)

The original planning permit application relating to this site was lodged in 2018 for a 14-storey mixed-use development. Council officers supported the proposal in principle and recommended approval of a 12-storey building with a maximum height of 46.3 metres above natural ground level (excluding plant), recognising the site's urban renewal context. Councillors resolved to approve a reduced outcome of 8 storeys, departing from the officer recommendation.

VCAT Proceedings (2019)

A conditions appeal was lodged at VCAT (P727/2019). The Tribunal varied a number of permit conditions but upheld the 8-storey height limit, citing concerns relating to scale and shadow impacts. The scope of the review was limited to conditions rather than a full merits review.

Subsequent Amendments and Current Approval

Following VCAT, the permit was amended and later further modified by Council to allow a 9-storey building within a maximum height of 34 metres above natural ground level (44 metres AHD). The approved development is a mixed-use building with ground-floor retail. The permit (**GE/DP-32409/2018/C**) is valid until April 2027, following the approval of an extension of time.

Post-Approval Context and Change

Since the VCAT decision, the built form context of the Elsternwick Activity Centre has continued to evolve, including the establishment of higher-density development along Glen Huntly Road. Importantly, recent State housing reforms and the Activity Centres Program have increased emphasis on delivering additional housing in well-located centres close to public transport.

Current Position

The landowner is seeking to re-examine the development potential of the site, having regard to the original officer support for greater height, the Urban Renewal designation, and updated state policy settings.

DFP Process

This proposal is submitted through the Victorian Government's Development Facilitation Program (DFP) under Clause 53.23.

To date, two pre-application meetings with the DFP team have occurred. The first on 18 September 2025 which introduced the project background and emerging context of the Elsternwick Activity Centre.

A second pre-app meeting was held on 9 December 2025. DTP Urban Design was also in attendance at this meeting. This meeting took DFP through the proposed massing and touched upon design, both of the ground floor publicly accessible plaza and the building façade itself. At this meeting, a range of comments were provided by the DTP Urban Design team, which helped to inform further iterations of the design proposal.

Following the December pre-application meeting, a full submission package was lodged in March 2026 for DFP pre-application review. As part of this, a financial feasibility package was submitted to Invest Victoria for review and approval.

A further Urban Design memo from DTP was received on 20 April 2026 recommending further architectural changes to the design, which were reviewed and responded to at a meeting with DTP on 21 May 2026.

Between the issuance of urban design advice and our further meeting with DTP, the DFP assessment team provided formal written confirmation on 6 May 2026 of the proposal's eligibility to make an application under Clause 53.23 of the Glen Eira Planning Scheme. The application was subsequently lodged on 11 May 2026.

Following resolution of the matters in DTP's urban design memo dated 20 April, we now seek to formalise the revised design via a Section 50 amendment to the application.

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Subject Site and Surrounds

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1 Subject Site

The subject site is known as 7-15 Horne Street, Elsternwick, being a collection of three land parcels on the south-west side of the street.

The site is a significant landholding within the 'Urban Renewal Precinct', approximately 1,239 square metres in size. It is very well-serviced by public transport, including proximity to Elsternwick Train Station, bus, and tram services.

The site is not within a Heritage Overlay and is distanced from heritage land on Glen Huntly Road. The site interfaces with a mix of commercial and residential properties, contributing to a vibrant mixed-use environment.

The site has a secondary laneway frontage to its immediate north-west, directly abuts 16-17 Horne Street to its south-east (all in the Commercial 1 Zone) and is opposite existing development within the Mixed Use Zone to the north-east.

To the south-west, the site abuts a rear laneway that separates it from residential properties along Ross Street, which are currently characterised by low-scale housing but included in the Residential Growth Zone. This area is included within the Elsternwick Activity Centre and nominated as a Housing Opportunity Area.

Being adjacent to the main spine of the Activity Centre, Glen Huntly Road incorporates a number of commercial and residential properties, including the 12 storey development located at 233-247 Glen Huntly Road, further reinforcing the suitability of the site to extend on this higher density development.

Table 2 – Details of Subject Site

Category	Description
Existing Buildings and Titles	7-12 Horne St: double-storey commercial building (Land in Plan of Consolidation 163463Y)
	13 Horne St – three-storey commercial building (Lot 5 Section 1 on Plan of Subdivision 001423)
	15 Horne St – single-storey commercial building (Lot 6 Section 1 on Plan of Subdivision 001423)
Location	100m to Elsternwick Railway Station 8km to Melbourne CBD
Site Area	1,239 square metres
Frontages	44.13 metres to Horne Street
Vehicle Access	Side and rear access via laneway (Lois Lane)
Vegetation	None

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McCombie St

Ripon Gr

Gordon St

Selwyn St

Glen Huntly Rd

Horne St

Nepean Hwy

Nepean Hwy

Ross St

Rusden St

Riddell Pde

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Subject Site

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1.1 Interfaces

1.1.1 Northeast

Northeast of the subject site is Horne Street, a local street with indented parallel kerbside parking in both directions. Further northeast is 242 Glen Huntly Road, a five-storey mixed-use apartment complex, and Elsternwick Railway Station. 242 Glen Huntly Road includes a pedestrian passageway linking Horne Street directly to the railway station.

1.1.2 Southeast

Southeast of the subject site is 16 Horne Street, a single-storey commercial building. Further southeast are numerous buildings on the southwestern side of Horne Street, ranging from single-storey commercial buildings to residential buildings up to five storeys high.

1.1.3 Southwest

Southwest of the subject site is a 3.15m-wide laneway, which provides vehicular access to the subject site and Ross Street. Further southwest is numerous single and double storey detached and semi-detached dwellings facing Ross Street.

1.1.4 Northwest

Northwest of the subject site is a 3.445m-wide laneway, which connects Horne Street and Ross Street, providing vehicle access. Further northwest is Glen Huntly Road, a traditional shop strip which acts as the major retail and commercial spine to the activity centre.

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Figure 1 – Northeast of subject site



Figure 2 – Southeast of subject site



Figure 3 – Southwest of subject site

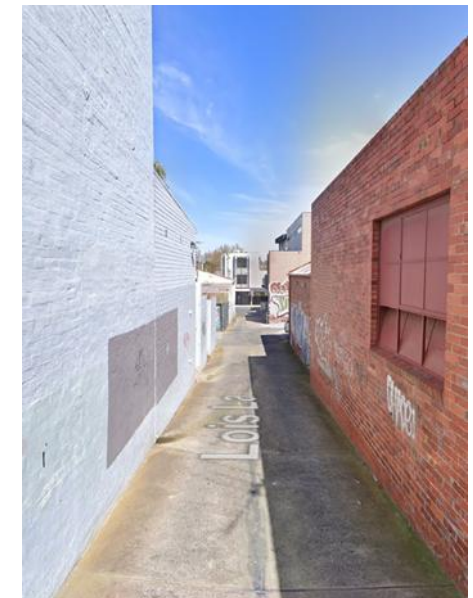


Figure 4 – Northwest of subject site

1.2 Surrounding Area

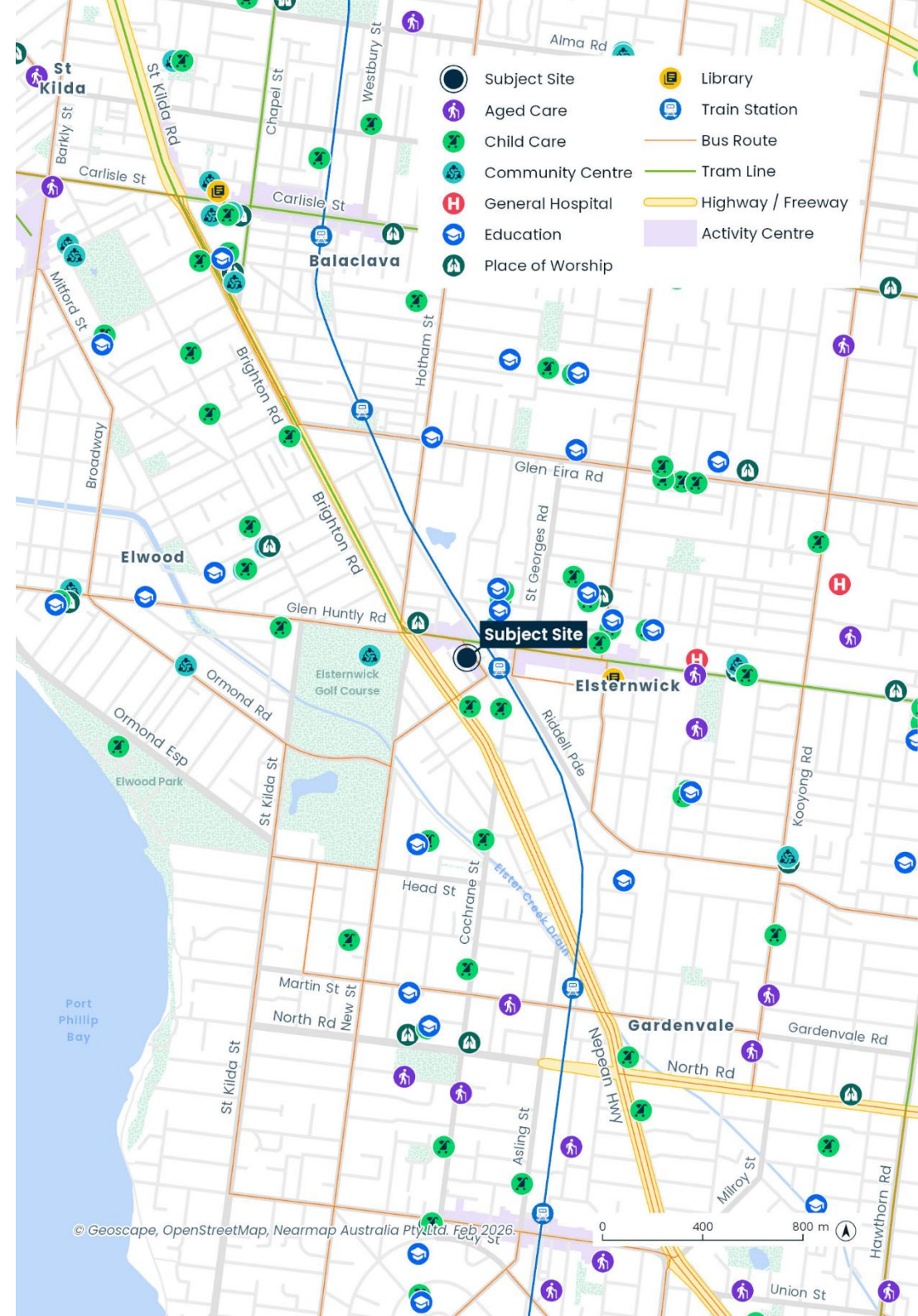
The subject site is conveniently located within the Elsternwick Major Activity Centre, with high-density residential uses emerging around the Activity Centre.

The site is within easy access to numerous transport routes and amenities, including:

1. 100m from Elsternwick Railway Station and tram route 67
2. 250m from Nepean Highway
3. 300m from Elsternwick Park
4. 400m from Elsternwick Library
5. 500m from St Joseph's Primary School
6. 700m from Elsternwick Primary School
7. 1.4km from Caulfield Hospital
8. 8km from Melbourne CBD

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Proposal

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2 Proposal Summary

The proposal seeks to consolidate and redevelop the land at 7-15 Horne Street with a 13-storey residential mixed-use development with ground floor retail above two levels of basement. The proposal incorporates a widened surrounding laneway network, corner publicly accessible space and a high-quality design which will complement the ongoing redevelopment of the Elsternwick Activity Centre.

The proposed development extends on the development approved under Planning Permit GE/DP-32409/2018/C, through a new application under the Development Facilitation Program. The proposal incorporates a revised design response, revised building envelope, an additional 10 dwellings with new communal areas, and a minor net increase of 8 square metres of commercial uses.

A comparison between the existing approved permit and the proposed built-form outcomes is provided in the table below.

Key details of the proposals are as follows:

Element	Approved	Proposed
Proposed uses	16 x 2-bedroom dwellings 14 x 3-bedroom dwellings 190 sqm of retail (food and drink premises)	25 x 2-bedroom dwellings 15 x 3-bedroom dwellings 198 sqm of retail (food and drink premises and shop) 130 sqm publicly accessible area
Maximum building height	9-storeys / 34.1 metres, excluding plant	13-storeys / 45.91 metres, excluding plant
Podium height	13.2-15.3 metres	11.9-16 metres, staggered

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Car parking	58 residential car parking spaces 2 retail car parking spaces	58 residential car parking spaces 2 retail car parking spaces
Bicycle facilities	44 spaces	52 spaces
Communal spaces	Residents lounge and meeting room at Ground Level (104 sqm) Residential health facility at Ground Level Upper (90 sqm)	Residential health facility at Ground Level Upper (85 sqm) Communal indoor and outdoor space on Level 3 (podium top) – (337 sqm) Communal space adjoining the street, publicly accessible (130 sqm)

The following permit requirements apply to the proposal:

Planning control	Permit requirement
Clause 34.01-4 – Commercial 1 Zone (C1Z)	Construct a building or construct or carry out works. Use of the land for dwellings
Schedule 10 to Clause 43.02-2 – Design and Development Overlay (DDO10)	Construct a building or construct or carry out works.
Clause 52.06-3 – Car Parking	Reduction of the car parking requirements associated with the commercial uses

2.1 Site Consolidation

This proposal includes the consolidation of three separate land parcels to create an overall site area of approximately 1,239 square metres. In the context of the Elsternwick Activity Centre, this is a substantial site area which is characterised by a typically finer subdivision grain.

2.2 Built Form

The proposal adopts a podium and tower format that responds to the relevant built form provisions, the consolidated land area and the immediate and broader context.

At the ground level, the proposal steps back from the existing adjoining lane and Horne Street to create widened vehicle access and depth to the main street frontage. At the north-east corner of the site, the ground-floor building line has been chamfered to create a new publicly accessible plaza, incorporating a retail terrace area, DDA through access, and terraced landscaping with seating and trees.

Above the ground level, a three-to-four-storey podium provides a transitional height to the site's Horne Street frontage and southern laneway frontages, to provide a graduation to the adjacent lower-scale residential development. The podium is also set back from the side and rear lanes, by 2.5 and 1 metre above ground level respectively. The podium incorporates punched openings as well as strong vertical and horizontal articulation to reinforce the scale and character of the surrounding area.

Above the podium, the tower above incorporates the following setbacks from Level 4-12 from the title boundary:

- North-east (Horne Street): 4.7 metres
- North-west (Lois Lane): 4.55 metres (6.25 metres from laneway centreline)
- South-west (rear lane): 4.95 metres (6.5 metres from laneway centreline)
- South-east (to 16 Horne Street): 5.1 metres

The tower form steps back at Level 12, incorporating a further 2.3 metre setback from the level below to create a recessive upper level. The overall maximum building height is 45.91 metres (measured at the lowest point of the site), noting the building height to the street frontage is 44.2 – 45.39 metres, due to the slope of land.

The overall height is designed to respond to the scale of the site and integrate with the site's surrounds, responding to existing and future towers of similar scale within the Elsternwick Major Activity Centre.

The proposal incorporates a palette of simple, high quality and robust materials including brick (dark charcoal colour), textured off-formed concrete, dark bronze metal and bronze tint glazing.

2.3 Landscaping

The proposal incorporates landscaping which enhances the amenity of public interfaces, publicly accessible spaces, communal areas within the development and the building architecture.

The proposal incorporates the following:

- New street trees to Horne Street
- A landscaped publicly accessible plaza on the north-east corner of the site which includes high quality paving, terracing, planters with capacity for ground cover, shrubs and trees, and integrated seating
- A landscaped communal terrace on the podium rooftop (Level 3), incorporating high quality paving and planters with capacity for ground cover, shrubs and trees
- Planters incorporated throughout the building at the edge of the podium and upper levels, complementing the architectural design response

Please refer to the enclosed landscape concept plan for further detail.

2.4 Vehicle Access and Parking

Vehicle access for the development will be facilitated through the existing laneway to the side and rear of the subject site, proposed to be widened to

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5.45 metres. The widened laneway will include a dedicated pedestrian path, delineated by bollards to provide connection from Ross Street to Horne Street. The laneway will include new surface and traffic calming devices to the satisfaction of Council's Asset Engineering Department.

Car parking will be distributed across two basement levels with the provision of 58 residential car parking spaces and 2 retail car parking spaces. 28 car parking spaces will be provided on each basement level, and the 2 retail car parking spaces will be provided at the rear laneway at ground level.

The proposal will also incorporate a total of 52 bicycle spaces, comprising 44 residential bicycle parking spaces (including visitor spaces) and 8 retail bicycle parking spaces (also including visitor spaces). These bicycle spaces will be provided at ground level and upper ground level with access via the rear laneway to facilitate convenient access for both residents and visitors.

All loading and unloading activities associated with the 'Food and drink premises' and 'Shop' tenancies is proposed via Horne Street. Activities will be primarily related to the delivery of goods to each tenancy, which will likely be undertaken by small and medium rigid trucks and vans. There is an existing Loading Zone located approximately 20 metres south-east of the subject site that cater to the service and delivery vehicles associated with the tenancies.

2.5 Waste Management

The proposal incorporates a comprehensive waste management strategy to manage waste generated by the development. Waste is transferred to the ground floor waste storage rooms which is located next to the rear laneway, via chutes from each residential floor or via direct transfer for commercial tenancies or waste streams other than general waste and recycling. Waste is collected from the widened rear laneway via private contractor, a total of 17 times per week.

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2.6 DFP Eligibility

Clause 72.01 of the Glen Eira Planning Scheme has the effect of making the Minister for Planning the Responsible Authority for applications eligible for assessment under the Clause 53.23 pathway. The Clause 53.22 pathway offers eligible applications a specialised assessment pathway aimed at facilitating the development of projects that will make a significant contribution toward Victoria's provision of affordable housing, and to meet existing and future housing needs.

To be considered under this Clause, the following conditions need to be met:

- *The estimated cost of the proposed development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: At least \$50 million if any part of the land is in metropolitan Melbourne.*
- *The application includes an affordable housing report required under clause 53.23-3 that demonstrates how the affordable housing contribution specified in clause 53.23-4 (being at least 10 per cent of the total number of dwellings in the proposed development provided as affordable housing or an alternative contribution towards the provision of affordable housing) is intended to be provided if a permit is granted.*

The responsible authority may waive or vary any of the following:

- *A minimum garden area requirement.*
- *Any building height or setback requirement.*
- *A condition opposite a use in Section 2 in a zone or a schedule to a zone.*
- *Any application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.*

This proposal is to be lodged under this provision of the Glen Eira Planning Scheme. The application is deemed to satisfy with the requirements under this clause for the following reasons:

- A cash contribution of 3% of the value of the residential component of the development will be provided to the Social Housing Growth Fund.
- A quantity surveyors report confirms the proposed development will have an estimated cost of development of approximately **\$57.11 million**, exceeding the required threshold.
- Information demonstrating the likely feasibility of the proposal has been provided to the satisfaction of the Minister for Planning, including written advice from the Chief Executive Officer (or delegate) of Invest Victoria.
- An affordable housing report has been prepared in support of the submission.

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Planning Framework

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3 Planning Policy

3.1 Zoning

Pursuant to Clause 34.01 of the Glen Eira Planning Scheme, the subject site is zoned Commercial 1 Zone (C1Z).

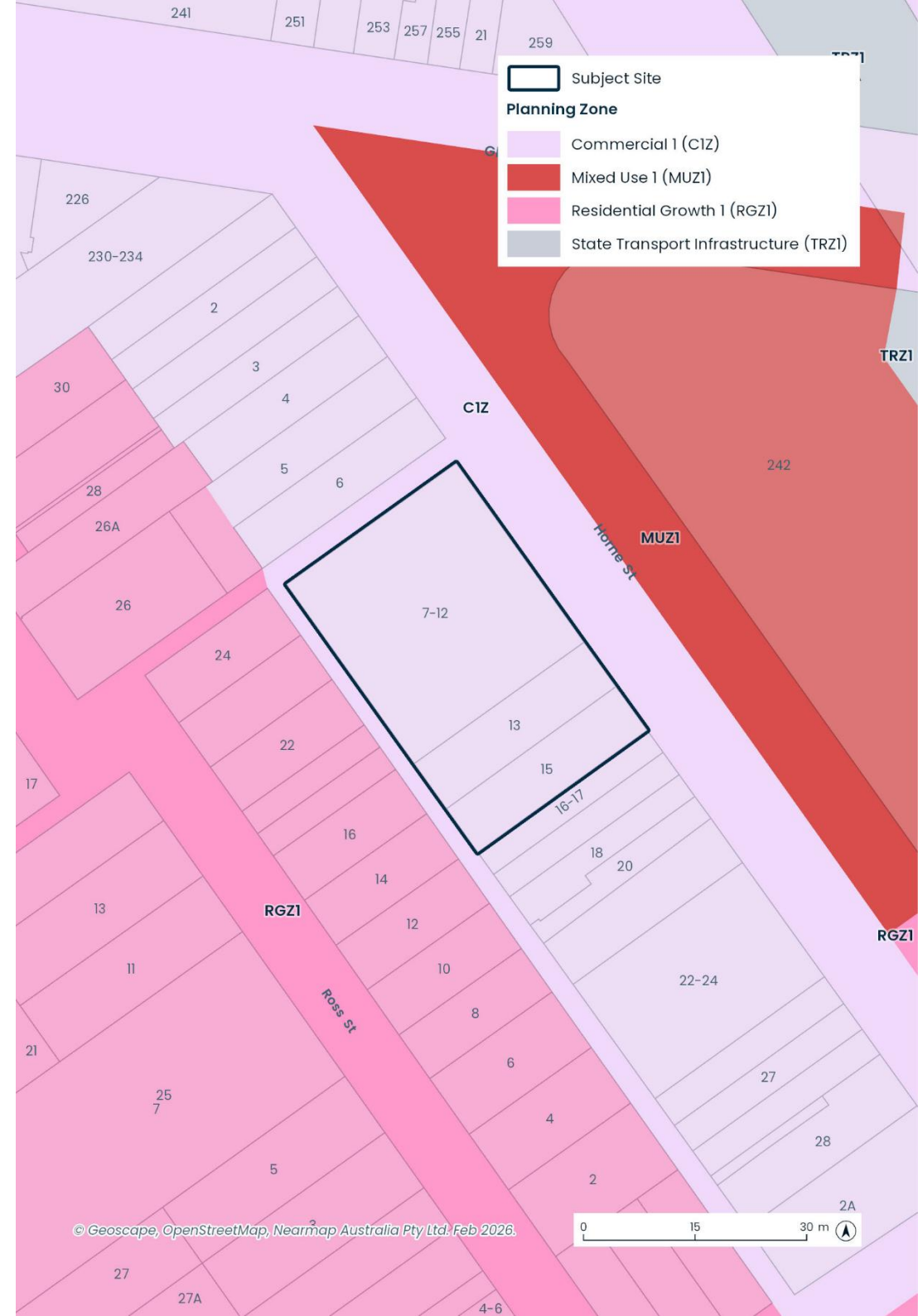
The purpose of the C1Z is:

- 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 planning permit is required for Accommodation (Dwellings) where the ground floor level frontage exceeds 2 metres. A planning permit is not required for a Retail Premises (other than a Shop) or Shop (other than an Adult Sex Product Shop).

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

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3.2 Overlays

3.2.1 Design and Development Overlay – Schedule 10

Pursuant to Clause 43.02 of the Glen Eira Planning Scheme, the subject site is affected by Schedule 10 to the Design and Development Overlay (DDO10), relating to the Elsternwick Activity Centre.

The Overlay seeks:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

The design objectives of DDO10 are:

- *To preserve and enhance the heritage character of the Glen Huntly Road shopping strip.*
- *To encourage well designed mixed-use development, that supports the housing and economic needs of the Elsternwick activity centre.*
- *To ensure an appropriate design response to sensitive interfaces, such as heritage or residential sites and open space.*
- *To encourage developments in urban renewal areas and on strategic sites that provide a significant benefit for the Elsternwick community.*

Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works.

We note that the expiry date of Interim DDO10 has been extended on eight occasions through successive Planning Scheme Amendments. The most recent extension took effect on 1 December 2025, and the control now remains operational until 30 September 2026.

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The subject site is located within Precinct F (Urban Renewal) under the current DDO10. The relevant built form considerations include:

- **Building height:** preferred **43 metres**, up to **12 storeys** (excluding basement and excluding architectural features, masts, building services or enclosed stairwells up to 4 metres).
- **Street wall:**
 - 0 m setback to **3 storeys (13 metres including parapet/balustrade)**.
 - Upper levels setback **5 metres**.
- **Form:** Podium and tower typology with a clear visual separation between podium and upper levels.
- **Side/rear setbacks:**
 - To commercial/mixed use: **3 metres to 3 storeys**, then **+3 metres** to upper levels (to enable 6 m laneway separation).
- DDO10 states that **setbacks should** (as relevant to the site):
 - *Reduce the visual impact of taller buildings by providing a consistent street wall height with upper floors recessed.*
 - *Support the function of designated active and service laneways and facilitate new laneways and pedestrian connections between buildings.*
 - *Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers and to avoid the appearance of a continuous built form when viewed from the public realm.*

DDO10 provides further guidance relating to building design, internal and external amenity, access/parking and site consolidation.

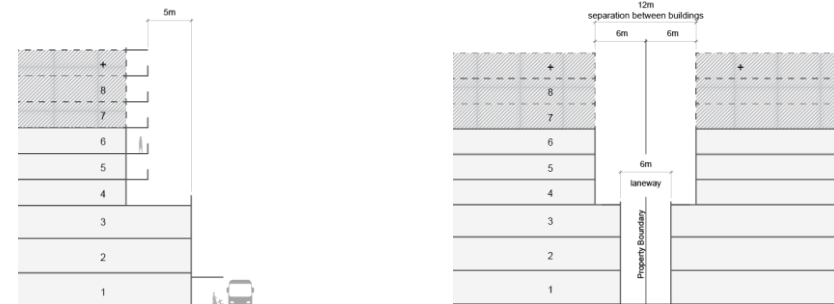
Overall, the guidelines seek to deliver well-designed, high-quality buildings that respond to their site, street and precinct context, reinforce local character and contribute positively to the public realm. Development is expected to provide a human-scaled, active and engaging street interface, manage building bulk and impacts on surrounding properties, and support

safety, comfort and passive surveillance. Buildings should achieve good internal and external amenity through access to daylight, outlook, ventilation and privacy, while integrating services, access, parking and waste in a discreet and efficient manner. Collectively, the guidelines aim to ensure development supports diverse uses, enhances streetscapes and public spaces, and functions well for occupants, visitors and the wider community.

Figure 5 – DDO10 Map 1 – Building Heights / Setback diagrams below



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3.2.2 Parking Overlay – Precinct 2-3 Schedule

Pursuant to Clause 45.09 of the Glen Eira Planning Scheme, the subject site is affected by Schedule 2-2 to the Parking Overlay (PO2), relating to ‘Student Housing in Specific Areas’. The Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To facilitate an appropriate provision of car parking spaces in an area.
- To identify areas and uses where local car parking rates apply.
- To identify areas where financial contributions are to be made for the provision of shared car parking.

The number of parking spaces required by the Overlay only applies to student housing. Noting this land use is not proposed, the requirements of Clause 52.06 continue to apply.

3.2.3 Environmental Audit Overlay

Pursuant to Clause 45.03 of the Glen Eira Planning Scheme, the subject site is affected by the Environmental Audit Overlay (EAO). The Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

The Overlay applies whether or not a permit is required. Pursuant to Clause 45.03-1, before construction in association with a sensitive use (including a residential use) commences:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or



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- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.

3.3 Plan for Victoria

Plan for Victoria sets out housing targets for each municipality, with the City of Glen Eira required to deliver an additional 63,500 homes by 2051. This represents a significant increase from the current rates of delivery and expresses the immediate need for more housing within the municipality.

3.4 General and Particular Provisions

The following general and particular provisions are relevant to the proposal:

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

3.5 Municipal Planning Strategy

The following Clauses in the Municipal Planning Strategy are relevant to the proposal:

- Clause 02.02 – Vision
- Clause 02.03-1 – Settlement and activity centres
- Clause 02.03-2 – Environment and amenity
- Clause 02.03-3 – Built environment and heritage
- Clause 02.03-4 – Housing

- Clause 02.03-5 – Economic development

3.6 Planning Policy Framework

The following Clauses of the Planning Policy Framework are relevant to the proposal:

- Clause 11.01-1S – Settlement
- Clause 11.01-1R – Settlement – Metropolitan Melbourne
- Clause 11.03-1S – Activity centres and precincts
- Clause 11.03-1R – Activity centres and precincts – Metropolitan Melbourne
- Clause 11.03-1L – Activity centres
- Clause 15.01-1S – Urban Design
- Clause 15.01-1R – Urban Design – Metropolitan Melbourne
- Clause 15.01-1L – Landscaping
- Clause 15.01-2S – Building design
- Clause 15.01-2L-01 – Building design
- Clause 15.01-2L-02 – Environmentally sustainable development
- Clause 16.01-1S – Housing Supply
- Clause 16.01-1R – Housing Supply – Metropolitan Melbourne
- Clause 16.01-1L-01 – Housing Supply
- Clause 16.01-2S – Housing affordability
- Clause 16.01-2L – Housing affordability
- Clause 17.02-1S – Business
- Clause 17.02-1L – Business
- Clause 18.01-1S – Land use and transport integration
- Clause 19.03 – Development Infrastructure

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3.7 Elsternwick Structure Plan

Structure planning has been undertaken for the Elsternwick Major Activity Centre over a number of years, resulting in two Structure Plans that are relevant to the subject site. The earlier 2018 Elsternwick Structure Plan is currently an operative Reference Document in the Glen Eira Planning Scheme and has informed the interim built form controls that apply to the site through DDO10. More recent strategic work culminated in the Elsternwick Structure Plan 2023, which reflects further technical investigations and updated policy settings, although it is not yet implemented in the Planning Scheme.

The subject site has consistently been identified through both Structure Plans as an Urban Renewal site, reflecting its strategic location within the Activity Centre and its capacity to accommodate substantial change. The key point of difference between the two Structure Plans is not the role or importance of the subject site, but the scale of development considered appropriate in light of further analysis undertaken since 2018, particularly in relation to transport capacity and public infrastructure provision.

The evolution of preferred maximum building heights applying to the subject site is summarised below:

Date	Document / planning control	Preferred maximum building height
Feb 2018	Elsternwick Structure Plan	8-12 storeys
July 2019	Interim DDO10 (Amendment C157)	12 storeys (43m)
Nov 2022	Draft Elsternwick Structure Plan	12 storeys (46m)
Aug 2023	Final Elsternwick Structure Plan 2023 and Council adopted DDO10	8 storeys (31m)
Feb 2025	Exhibited DDO10 (Amendment C256glen)	8 storeys (31m)
Feb 2026	Activity Centres Program – Elsternwick Activity Centre	5-12 storeys with note to say heights

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are 'consistent with Draft Elsternwick Structure Plan 2023'

3.7.1 Elsternwick Structure Plan 2018–2031

The Elsternwick Structure Plan 2018–2031 was adopted by Council in February 2018 and gazetted on 24 July 2019. It is currently a Reference Document under DDO10 in the Glen Eira Planning Scheme. The Structure Plan identifies the subject site within the Urban Renewal North Precinct, being the highest change category within the Activity Centre.

Under the 2018 Structure Plan, Urban Renewal areas were intended to accommodate significant redevelopment outcomes, supported by discretionary height controls that allowed flexibility where appropriate design responses and amenity outcomes could be demonstrated. For the subject site, a discretionary maximum height of up to 12 storeys (43 metres) was identified, with the potential for exceedances subject to tests relating to architectural quality, impacts to sensitive interfaces (where applicable), and the delivery of community benefit.

This strategic intent was carried through into the interim planning controls introduced via Amendment C157 in July 2019, which applied a discretionary 12-storey height limit to the subject site through DDO10, reinforcing its role as a key urban renewal opportunity within the Activity Centre.

3.7.2 2023 Elsternwick Structure Plan

Council adopted the Elsternwick Structure Plan 2023 at its Ordinary Council Meeting on 15 August 2023. Further work on the structure plan was undertaken in respond to community expectations and it was informed by more detailed technical and strategic work. This included analysis of transport network capacity, public infrastructure requirements, overshadowing impacts, economic feasibility and open space provision.

As acknowledged in the 2023 Structure Plan, this analysis found that the scale of change envisaged in parts of the 2018 Structure Plan would not be viable or supportable, 'mainly due to transport and public infrastructure implications.' In

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response, Council amended the 2023 Structure Plan preferred built form outcomes across the activity centre, including a reduction in preferred maximum building heights in some locations.

For the subject site, the 2023 Structure Plan continues to identify the land as an Urban Renewal area, but suggests a reduced discretionary preferred maximum height of 8 storeys (31 metres). This adjustment reflects the conclusions of the additional technical work rather than a reassessment of the site's strategic role within the Activity Centre.

The 2023 Structure Plan also identifies a housing opportunity area in the Ross Street precinct, located to the east of the subject site. This designation recognises the proximity of this area to the Activity Centre and its role in accommodating additional housing over time, noting the area is already included in the Residential Growth Zone.

The Elsternwick Structure Plan 2023 is not currently included as a Reference Document in the Glen Eira Planning Scheme. Its implementation is proposed through Planning Scheme Amendment C256glen, which seeks to introduce a new permanent schedule to DDO10 applying to the subject site. Amendment C256glen was exhibited between 13 February and 28 March 2025. While submissions were under consideration by Council, the amendment process was placed on hold following the Victorian Government's announcement of the Activity Centres Program. As a result, the amendment is not yet considered to be seriously entertained.

It is also noted that the landowner of the subject site, via Ratio, made a submission to Amendment C256glen which questioned whether the reduced preferred maximum height of 8 storeys fully reflects the strategic importance, locational attributes and physical characteristics of the subject site, including its relationship to the western side of Horne Street. The submission suggested that development outcomes more closely aligned with the intent of the 2018 Structure Plan could continue to be supportable (see Appendix B).

This is particularly relevant given the primary reasoning for the change in building height was due to 'transport and public infrastructure implications even after further strategic work that included other metrics such as overshadowing. Given how well the area and subject site is serviced by high-quality public transport options, combined with continual service

improvements such as the Metro Tunnel that is now online and the capacity this adds in to the Sandringham Line, it is not clear how relevant the 'transport and infrastructure implications' is to the subject site itself. Given the focus on housing and the release of specific targets that each area within Melbourne must achieve to address housing shortages, such changes introduced by the 2023 Structure Plan in a well-serviced inner Melbourne suburb are surprising.

Further statutory process is required before any revised controls are implemented, including consideration of submissions received.

3.7.3 Activity Centres Program

Elsternwick is designated as a Stage 2 Train and Tram Zone Activity Centre by the Victorian Government. Draft maps were released on 11 February 2026 noting building heights within the Elsternwick Activity Centre are between 5-12 storeys and have noted that *'In the core of Elsternwick, our draft maps broadly reflect the proposed heights set out in Glen Eira Council's draft Elsternwick Structure Plan which the community provided feedback on in 2025. We'll consider submissions made to council when finalising our plans'*. This process by the Activity Centres team will continue the analysis of the structure plan areas, and the consideration of submissions received.

While the guidance for the subject site may or may not be updated through this process, the site continues to enjoy a strong strategic base for more robust and intensive built form that responds to its location, site consolidation and Activity Centre aspirations, which is made clear in prior (current) and proposed structure planning work. The attributes of the subject site do not change.

3.8 Glen Eira Housing Strategy

The Glen Eira Housing Strategy 2022 sets a long-term framework to manage housing growth by concentrating new development in well-located areas with strong access to public transport, services and jobs. It promotes housing diversity and good design while protecting the character and amenity of established residential neighbourhoods. Growth is aligned with infrastructure capacity and delivered through a clear hierarchy of change areas.

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The **Elsternwick Activity Centre** is identified as an important location for housing growth due to its strong public transport access, employment, retail and community services.

Key points relevant to Elsternwick include:

- **Growth focus:** Elsternwick is identified as a key location for moderate to substantial housing growth, with the strongest support for change closest to the railway station, tram routes and major roads.
- **Urban Renewal context:** Sites within the Urban Renewal / Activity Centre core are expected to accommodate higher density development than surrounding residential areas.
- **Built form:** Increased heights and densities are supported near the station, with a clear expectation of a transition in scale toward lower-density neighbourhoods.
- **Land use:** Mixed-use development is encouraged, including residential above commercial uses, reinforcing Elsternwick's role as a mixed-use centre.
- **Housing diversity:** Smaller apartments and adaptable dwellings are supported, aligning with demand from smaller households and downsizers.
- **Transport and amenity:** High public transport accessibility underpins support for increased density, with an emphasis on walkability, active street frontages and high-quality urban design.
- **Design response:** Development must demonstrate strong design quality and sensitive interfaces, particularly where heritage or lower-scale areas are nearby.

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Planning Assessment

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4 Planning Assessment

4.1 Planning Policy

The Glen Eira Planning Scheme provides strong strategic support for well-located mixed-use development within the Elsternwick Activity Centre. At both State and Local levels, policy consistently seeks to concentrate housing, employment, retail and community uses within accessible activity centres, deliver urban renewal outcomes, and enhance the public realm while managing amenity impacts on surrounding areas. The proposed development responds positively to these objectives and represents an acceptable and policy-consistent planning outcome.

Settlement and Urban Consolidation – Clauses 11.01-S, 11.01-1R, 11.02-1S

The settlement objectives and strategies at Clauses 11.01-S and 11.01-1R seek to support the sustainable growth and development of Victoria through a connected network of settlements, including urban renewal precincts. These policies promote compact urban form, infill redevelopment and urban renewal within existing urban areas, particularly in locations with strong access to jobs, services, infrastructure and public transport.

Clause 11.02-1S further seeks to ensure a sufficient supply of land for residential, commercial and community uses by encouraging the consolidation and redevelopment of existing urban land, while having regard to neighbourhood character and landscape values.

The proposal makes efficient use of a strategically located consolidated site within an established urban area and delivers a mixed-use outcome comprising residential apartments above active ground-floor retail and a publicly accessible open space at a prominent corner location. The development contributes to housing supply, supports local employment and services, and reinforces the role of Elsternwick as a key urban node, consistent with the settlement and urban consolidation objectives of the Planning Policy Framework.

Activity Centres and Urban Renewal – Clauses 11.03-1S, 11.01-1R, 11.03-1L; Clauses 02.03-1, 02.03-4, 02.04

Clauses 11.03-1S and 11.01-1R promote the concentration of major retail, residential, commercial and community uses within activity centres that are highly accessible to the broader community. The associated strategies encourage high-quality development, higher-density housing, and a diversity of uses within and around activity centres.

Clause 11.03-1L specifically identifies Elsternwick as a Major Activity Centre and a major urban renewal area on the Strategic Framework Plan and Activity Centre Hierarchy Plan at Clause 02.04. Local policy recognises Elsternwick as a location capable of accommodating substantial change, with development expected to contribute to housing growth, employment, improved public realm outcomes and enhanced liveability.

The proposal is located within the Elsternwick Activity Centre and is consistent with its role as a focus for growth and renewal. The development delivers higher-density housing in very close proximity to shops, services and public transport, incorporates active ground-floor retail uses to support the vitality of the centre, and provides a publicly accessible space that contributes to the civic focus and vitality of the area. The scale and form of development respond to the activity centre context and urban renewal opportunity.

Built Environment, Urban Design and Public Realm – Clauses 15.01-1S, 15.01-2L-01, 15.01-5S

Clauses 15.01-1S and 15.01-2L-01 seek high-quality urban and building design that responds to its context, enhances the public realm, supports safety and amenity, and delivers environmentally responsive outcomes. Clause 15.01-5S reinforces the importance of respecting the character of the area and sense of place while accommodating growth in appropriate locations.

The proposal has been designed with a clear understanding of its urban context and makes a positive contribution by:

- Providing active frontages at ground level, supporting pedestrian activity and passive surveillance.

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- Locating a publicly accessible open space at the corner of the site, improving amenity, legibility and community benefit.
- Articulating building form and massing to respond to surrounding streets and interfaces, while responding to the site area itself and its ability to accommodate a larger building.
- Incorporating setbacks and design measures to manage overlooking, overshadowing and visual bulk.
- Supporting safety, accessibility and a high-quality pedestrian environment.

These outcomes are consistent with the design objectives of the Planning Policy Framework.

Amenity and Environmental Management – Clauses 13.05-1S, 13.07-1S, 15.01-2L

Clause 13.05-1S seeks to manage noise impacts on sensitive land uses, while Clause 13.07-1S requires land use and development to be compatible with adjoining and nearby uses. Clause 15.01-2L promotes environmentally sustainable development that minimises environmental impacts and supports long-term resilience.

The proposal is compatible with its mixed-use activity centre context and incorporates design and operational measures to ensure residential amenity is protected, including appropriate building layout, separation of uses and acoustic treatments where required. Environmentally sustainable design principles are embedded in the development, as detailed in the Sustainability section of this report.

Housing Supply, Diversity and Affordability – Clauses 16.01-1S, 16.01-1R, 16.01-1L-01, 16.01-2S

Clauses 16.01-1S and 16.01-1R seek to facilitate well-located, integrated and diverse housing that meets current and future community needs, with higher-density housing encouraged in activity centres and urban renewal areas with good access to public transport, jobs and services.

Clause 16.01-1L-01 directs substantial housing growth to substantial change areas, including Elsternwick, and supports mixed-use development with

dwellings above retail and commercial uses. Clause 16.01-2S further encourages increased housing affordability through greater choice in dwelling type, tenure and cost, and through the delivery of affordable housing in well-located areas.

The proposal strongly aligns with these objectives by:

- Delivering additional housing supply within a designated substantial change area.
- Providing apartments in a highly accessible location, reducing reliance on private vehicles.
- Supporting housing diversity through a mix of dwelling sizes and layouts suitable for different household types.
- Locating residential uses above ground-floor retail, consistent with the preferred mixed-use outcomes for activity centres and the commercial zoning of the site.
- Contributing to affordable housing outcomes in line with State policy objectives, via the DFP process.

Economic Development and Retail Provision – Clauses 17.01-1S, 17.01-1R, 17.02-1S; Clause 02.03-5

State and local economic development policies seek to strengthen and diversify the economy by supporting employment growth within activity centres and urban renewal precincts, and by encouraging retail and commercial uses that meet the needs of the local community.

The proposal incorporates active ground-floor retail uses that contribute to local employment opportunities, enhance convenience for existing and future residents, and reinforce the role of the activity centre as a focal point for daily needs. The mixed-use nature of the development supports a more vibrant centre throughout the day and evening, consistent with the economic development objectives of the Planning Scheme.

Transport, Access and Parking

Clauses 18.01-1S, 18.02, 18.02-4L-01, 18.02-4L-02

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Transport policies encourage integrated land use and transport outcomes, prioritising development in locations well served by public transport and supporting safe, efficient pedestrian and cyclist movement.

The site benefits from excellent access to train, tram and bus services, making it highly suitable for higher-density mixed-use development. The proposal provides clear and safe pedestrian access, appropriate vehicle and servicing arrangements, and on-site car and bicycle parking designed to meet demand while protecting the function and amenity of surrounding streets.

Infrastructure, Water and Waste – Clauses 19.03–3S, 19.03–5S, 19.03–5L

Infrastructure policies seek integrated water management and sustainable waste and resource recovery outcomes.

The development incorporates on-site stormwater management measures and appropriately designed waste and recycling facilities that are integrated into the building layout, accessible to occupants and serviceable by collection vehicles, consistent with these objectives.

4.2 Appropriateness of the Land Use

The proposed development incorporates the following land uses:

- Accommodation (dwellings) – **a planning permit is required** as the ground level frontage associated with the dwelling (lobby/entry) exceeds 2 metres
- Retail premises (Food and Drink Premises) – no permit required
- Shop (other than an Adult Sex Product Shop) – no permit required.

The Commercial 1 Zone seeks to (amongst others) *provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The proposed dwellings respond to the mixed-use location where further residential intensification is supported and encouraged. Accommodation will further support and enhance the commercial function of the precinct and is therefore appropriate for inclusion on the site.

The balance of uses are commercial and provided at ground level to the site's frontage, ensuring that the development appropriately balances the provision of accommodation in a commercial centre.

4.3 Design Response to Urban Design Comments

We note as part of the proposal's pre-application review process with the Development Facilitation Program, additional written advice was prepared and issued by the Department's internal Urban Design team on 20 April 2026. The Urban Design Memorandum was broadly supportive of the development, subject to some updates design updates. A summary of these is noted below:

Summary of recommendations

- The urban structure, ground-floor activation, and 130m² public plaza are supported in principle.
- The podium design is the scheme's strongest element and is broadly consistent with the Elsternwick Village character.
- The tower façade does not yet meet the design excellence and requires a more refined architectural expression, robust material palette, and resolved balustrade treatment.
- The 13th storey that is setback at the upper level is supported due to reduced off-site amenity impacts of shadow but requires further façade design resolution.
- The proposal is supportable subject to refinement of the tower façade, resolution of the rear laneway interface, and details that include the elevations and a material schedule.

With respect to the development's tower façade, the key elements for further review and resolution included as follows, along the development's proposed response:

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Urban Design Comment	Response
<i>The blank wall condition along the north-west edge, required for substation and back-of-house purposes, is only partially mitigated by the café canopy extension and requires a more considered resolution.</i>	In response to the comments received, a number of design solutions were investigated in order to achieve a more activated façade. These included: 9. Climbers along this wall were interrogated, however ultimately not supported due to insufficient light and poor growing conditions. 10. A green wall system was also considered. However, would have to be designed as a fully integrated system with ongoing implications. Accordingly, this approach was abandoned. As a result, the preferred and proposed approach is to combine a second-tier garden bed with the mural to the north-western elevation, wrapping into the public space from the laneway. The second-tier garden bed reduces the extent of exposed wall and allows for cascading plants as well as some larger shrubs, helping to green the wall while working in conjunction with the mural. We consider the proposed outcome will result in a high quality public appearance that responds to the Urban Design feedback.

<i>The Lois Lane interface requires further resolution. Reliance on anti-graffiti coating to address blank wall conditions is not supported for a development of this scale.</i>	The façade to Lois Lane has been amended to include fluted, off-formed concrete, as well as the opportunity for an artist mural for the purposes of laneway activation. We consider the choice of material will assist in preventing graffiti on the façade, as best as possible.
<i>The proposal requires a more refined architectural expression that presents robust materials and a high-quality façade across the full tower form, aligning with the UCR and surrounding contextual character and complementing a residential proposal.</i>	In response to the commentary received, the architectural form has been updated, to integrate the following changes as below: ▪ Introduction of a visual massing break on the north-west and south-east facades. ▪ General reduction of glazing to the tower to provide a greater residential presentation. ▪ Introduction of solid concrete balustrading to balconies, and vertical massing appearances, to introduce more depth. ▪ Introduced accentuated concrete band every three levels to amplify the banding and add movement to façade. ▪ Greater variation in materiality to provide visual interest.

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4.4 Built Form

The built form of the proposal has been designed in direct response to **Design and Development Overlay Schedule 10 (DDO10)**, which establishes the preferred scale, form and design outcomes for development within the Elsternwick Activity Centre.

DDO10 seeks to encourage well-designed mixed-use development that supports the housing and economic needs of the Activity Centre, delivers high-quality urban design outcomes, and provides a significant community benefit on strategic and urban renewal sites where the building height is exceeded.

The proposal adopts a podium-and-tower form that reflects these objectives and responds to the site's location within an Urban Renewal Precinct, where taller built form is anticipated and supported, subject to appropriate design and amenity outcomes.

While the site is not affected by the sensitive interface controls of DDO10, the proposal nevertheless demonstrates a considered response to surrounding lower-scale residential development through setbacks, articulation and massing, consistent with the intent of the Schedule and the decision guidelines at Clause 5.0.

A number of guiding urban design and architectural principles have been used to inform the design response discussed throughout this section.

4.4.1 Building Height

Street Wall Height and Overall Building Height

DDO10 identifies a preferred maximum building height of **43 metres (up to 12 storeys)** for land within the **Urban Renewal Precinct (Precinct F)**. The decision guidelines acknowledge that buildings exceeding the preferred height may be supported where they demonstrate architectural excellence, deliver community benefit and do not result in unreasonable amenity impacts.

The proposal has an overall maximum height of **45.91 metres**, measured from the lowest point of the site. Due to the slope of the land, the building height as perceived from Horne Street ranges between approximately **44.2 and 45.39**

metres. This minor exceedance of the preferred height is carefully managed through building form, articulation and setbacks, and is consistent with the emerging built form within the Elsternwick Activity Centre, where existing and approved towers of similar scale are present.

Figure 6 - Design Principles



Source: CBG Urban Context Report

In addition, the proposed building height is less than that supported by Council officers during the consideration of Planning Permit GE/DP-32409/2018, which established urban design and planning support for a 46.3 metre building, with a cap on services 4-metres above this (total of 50.3 metres).

This is important to note, given that officer recommendation was subject to a full assessment from council, including off-site amenity impacts. This represents an important check and balance in terms of overall building height and scale on the site, and the amenity impacts that may be considered acceptable. While this position was contingent on a certain level of community benefits being provided, the proposal demonstrates the provision of community benefit over and above what was accepted for the 46.3 metre scheme (please refer to Section 4.6 for detail).

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Under the latest guidance on the draft Elsternwick Activity Centre, the proposed height is generally consistent with the discretionary 5-12 storeys identified. Importantly, the proposal is responsive to the development potential of properties in the Ross Street precinct, which are proposed to be included within the 'inner catchment' allowing up to 6 storeys on 'large sites'. Noting sites in this nearby precinct may be consolidated in the future, similar consideration for consolidation and building height has been applied on the subject site.

Combined with the substantial community benefits offered, the proposed overall building height and scale represents only a small deviation (~2.9m) from the currently allowable building height under the planning scheme and is considered to be strategically and contextually justified, particularly when balancing current and proposed controls that will guide the redevelopment of the area.

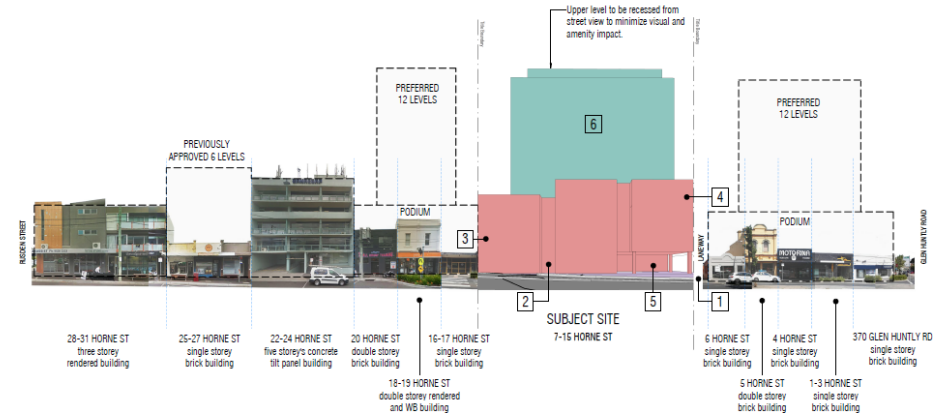
4.4.2 Podium Height

At street level, the proposal presents a **three-to-four-storey podium** which reinforces a strong street wall and human-scale interface. This is consistent with DDO10's requirement to provide a consistent street wall with recessed upper levels. The podium also responds to the character of Horne Street, where examples of robust and taller form to the street edge can be observed. Above the podium, the tower is clearly separated and visually recessed, ensuring the additional height is not perceived as excessive from the pedestrian network.

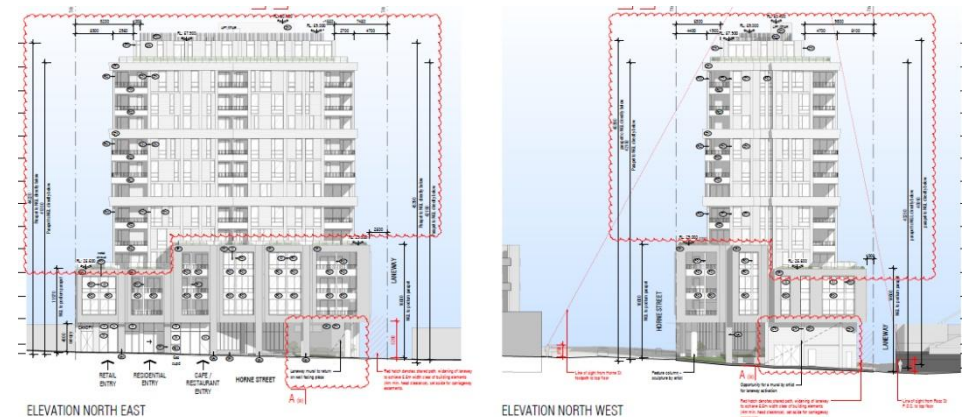
The proposal satisfies the relevant decision guidelines by:

- Demonstrating a high level of architectural quality;
- Supporting the housing and economic needs of the Activity Centre; and
- Avoiding unreasonable amenity impacts, notwithstanding the additional height above the preferred maximum.

Figure 7 - Massing Diagram and Elevations



HORNE STREET - PROPOSED STREETSCAPE



Source: CBG Urban Context Report and Architectural Plans

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4.4.3 Setbacks

DDO10 requires setbacks in Precinct F to reduce the visual impact of taller buildings, provide separation between towers, and achieve appropriate transitions to adjoining land uses.

Podium Setbacks

At ground and podium levels, the building:

- Steps back from Horne Street and the adjoining lane to provide widened vehicle access and improved pedestrian conditions.
- Is offset from the side and rear laneways by **2.5 metres** and **1 metre** respectively, supporting laneway function and allowing for articulation and servicing.

The podium is stepped east-west across the site, responding to the change in context between Horne Street and the lower-scale residential development to the rear, consistent with DDO10's direction to manage interfaces through built-form transition.

Tower Setbacks

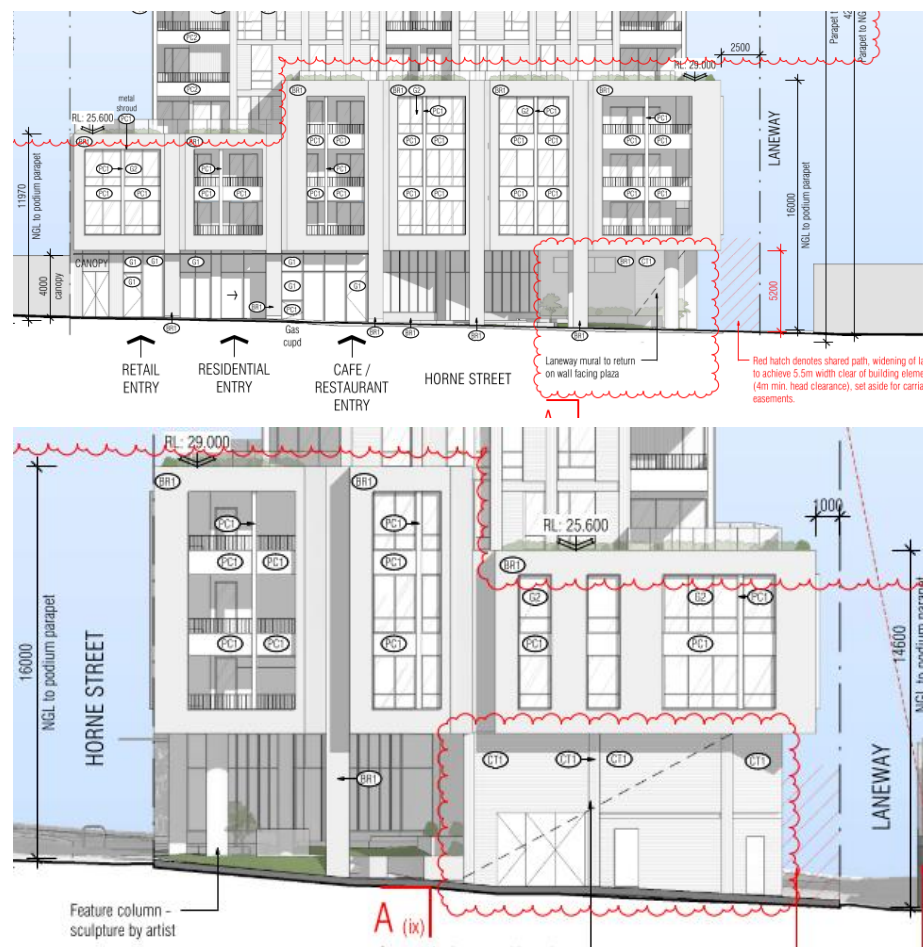
Above the podium, the tower is setback from all title boundaries as follows (Levels 4-12):

- North-east (Horne Street): 4.7 metres
- North-west (Lois Lane): 4.55 metres (6.25 metres from laneway centreline)
- South-west (rear lane): 4.95 metres (6.5 metres from laneway centreline)
- South-east (to 16 Horne Street): 5.1 metres

At Level 12, a further 2.3-metre setback is provided, consolidating the upper-level recess and avoiding a tiered appearance, in direct response to DDO10's building design requirements.

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Figure 8 – North-East and North-West Elevations showing podium setbacks



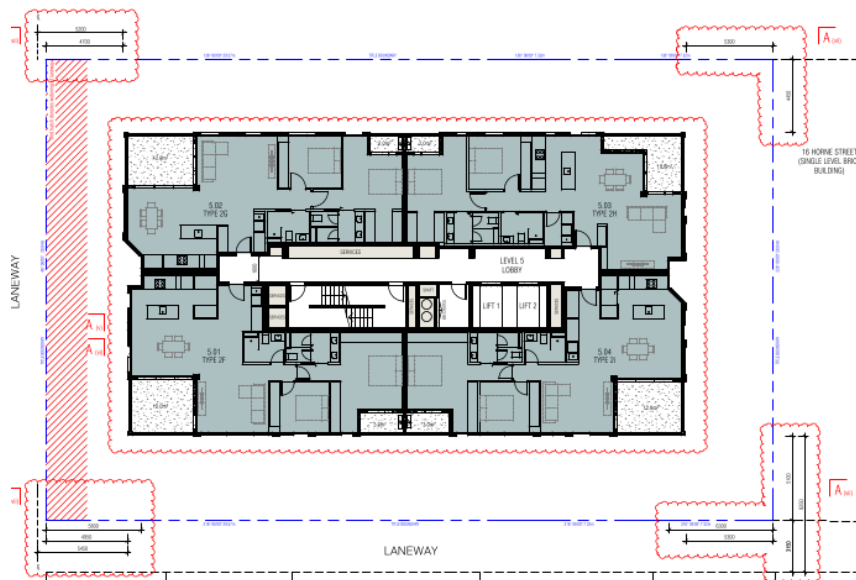
Source: CBG Architectural Plans

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We consider the proposed setbacks:

- Reduce the visual impact of the tower, particularly the upper level;
- Provide appropriate separation from adjoining development to ensure equitable development opportunities are provided while avoiding overlooking issues;
- Avoid the appearance of a continuous built form; and
- Achieve acceptable amenity outcomes for existing and future occupants.

Figure 9 - Level 5 floor plan showing key tower setbacks



Source: CBG Architectural Plans

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4.4.4 Podium Design and Street Activation

DDO10 places strong emphasis on podium design as the primary interface with the public realm, requiring ground-floor detailing, active edges and a human-scale street experience.

The proposal responds to these objectives by:

- Incorporating active retail uses at ground level, addressing Horne Street and the new landscaped plaza.
- Providing weather protection through the covered plaza which incorporates a through-connection and a canopy to Horne Street serving the main entry and commercial tenancies along key pedestrian frontages.
- Articulating the podium with punched openings and strong vertical and horizontal elements that reflect the rhythm and fine-grain character of surrounding development.
- Stepping the podium to reinforce street proportions and reduce perceived bulk.

At the north-east corner, the building line is chamfered to create a publicly accessible plaza, which includes retail terrace seating, DDA-compliant through-access and terraced landscaping. This space creates a new active frontage and delivers a clear community benefit, consistent with DDO10's objectives for strategic and urban renewal sites and the proposed building height.

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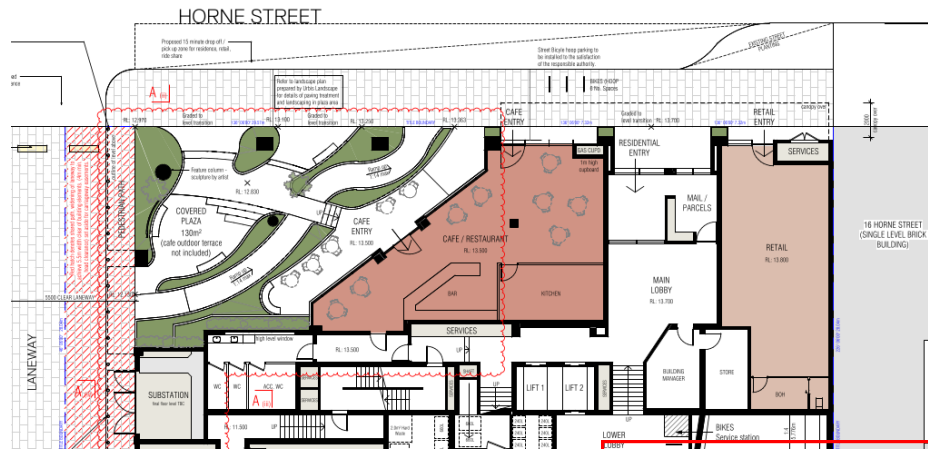
Figure 10 Render of podium and ground floor fronting Horne Street, showing active uses and corner plaza space



- Dark charcoal brickwork at lower levels to anchor the building and respond to surrounding masonry forms;
- Textured concrete elements to provide depth and articulation;
- Introduction of a visual massing break on the north-west and south-east facades.
- Limitation of glazing in the tower form to provide a residential presentation, with use of hit and miss concrete panels.
- Dark bronze metal finishes and bronze-tinted glazing to unify the podium and tower while reducing reflectivity.

Vertical and horizontal articulation is used to break down the building mass, align with surrounding development patterns and reinforce the podium-and-tower distinction. Upper levels are visually lighter and more recessive, assisting in mitigating bulk and integrating the building into the wider Activity Centre context.

Figure 11 Façade Design Elements



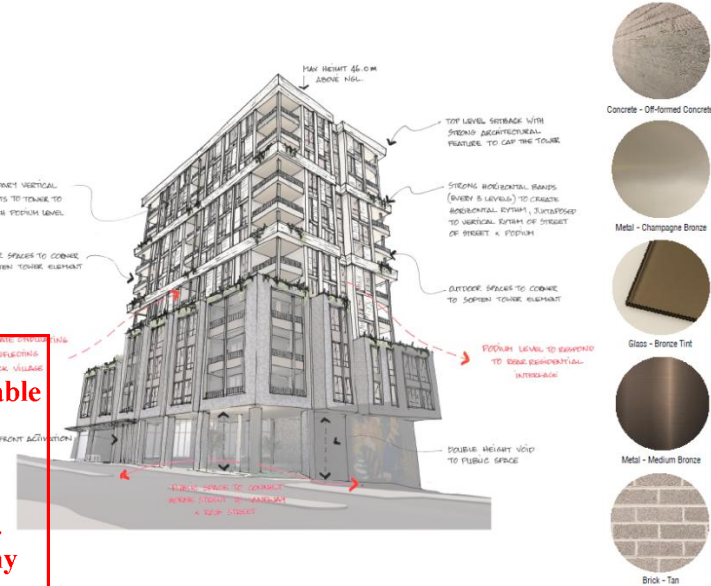
Source: CBG Urban Context Report and Architectural Plans

4.4.5 Architectural Expression and Materials

DDO10 requires buildings to incorporate high-quality materials and be designed to address front, side and oblique views.

The proposal adopts a restrained and durable material palette, including

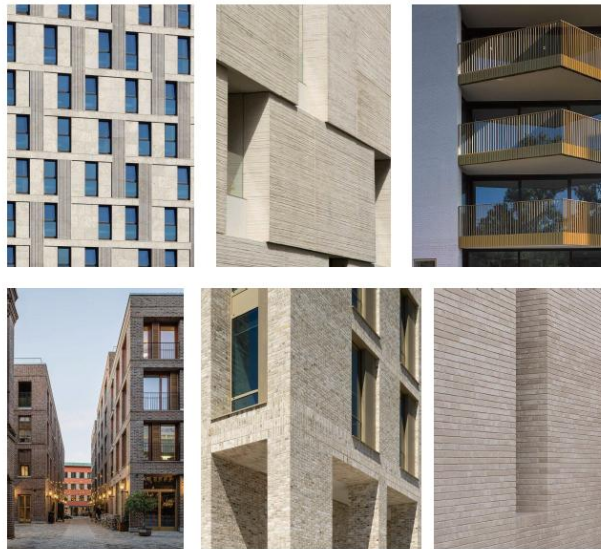
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Source: CBG Urban Context Report

Figure 12 Façade Character

FACADE CHARACTER



Source: CBG Urban Context Report

At ground level to Lois Lane, an artwork opportunity has been identified to treat the proposed service cabinets and banded, off-formed wall to this interface. The mural treatment will add to the character of the laneway experience, and will be balanced with the active plaza corner to Horne Street and dedicated pedestrian path along the laneway. Artwork procurement is to be resolved through detailed design, however, please refer to the renders in the Urban Context Report and plans identifying the opportunity area.

4.5 Off-Site Amenity Impacts

While DDO10 allows greater flexibility for non-sensitive interface sites, the proposal has been designed to manage off-site amenity impacts in accordance with the Schedule, Clause 15.01 and Clause 58.

4.5.1 Visual Bulk

The visual bulk of the development is moderated through:

- A clear separation between podium and tower forms;
- A visual massing break on the north-west and south-east tower facades to provide additional massing relief.
- Appropriate tower setbacks from all boundaries and adjoining sites;
- Consolidated upper-level recesses;
- Articulation and modulation of facades.

When viewed from the pedestrian network, the building presents a clear distinction of scales with the podium prominent and the tower visually and physically separated, consistent with the decision guidelines of DDO10. The lower levels of the podium and the ground floor have been carefully designed to create a human scale, ensuring the building responds to its immediate and broader context.

The massing of the podium has also been carefully designed to include setbacks from the rear laneway and an overall height that responds to the lower scale residential properties to the south-west of the site that front Ross Street. The result is a stepped podium that provides greater physical separation from this interface, further mitigating visual bulk.

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4.5.2 Overlooking

To the south-west of the site are several lower scale residential properties, separated by an existing laneway that forms the rear of the subject site. The properties in immediate proximity to the site include No. 14, 16, 20, 22 and 24 Ross Street.

DDO10 seeks the following with respect to overlooking:

- *Provide separation between a low-scale podium and upper levels to assist in integration with traditional low-scale streetscapes and to assist in mitigating building bulk and overlooking (without reliance on privacy screens)*
- *Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.*

Broadly, overlooking impacts are managed through:

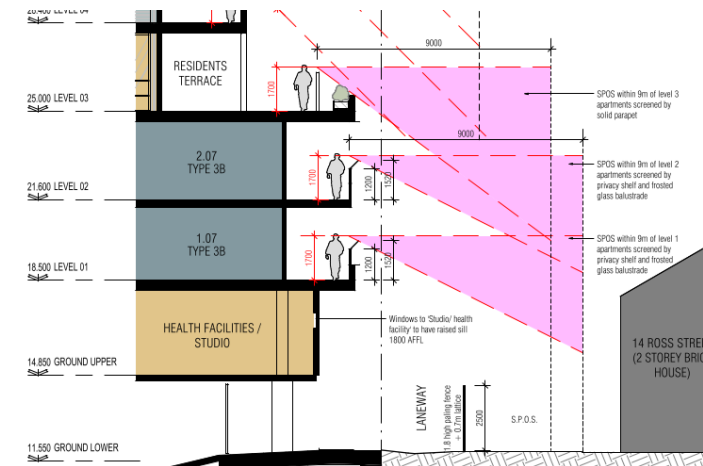
- Tower setbacks that exceed minimum expectations for a non-sensitive interface site;
- Orientation of balconies and habitable room windows to maximise outlook while limiting direct views to adjoining properties;
- Facade articulation and balcony design that avoids reliance on excessive screening.

As noted above, the massing of the podium incorporates setbacks from the rear laneway and an overall 3-storey height, responding to the lower scale residential properties south-west of the site, and fronting Ross Street. The laneway setback increases physical separation from the opposite properties, while providing for a reasonable response to the Urban Renewal designation of the site, and its ability to accommodate more robust built form.

Overlooking from proposed windows and balconies at the lower building levels have been tested using the standard overlooking tests, which do not strictly apply but provide guidance and an accepted standard. Drawings TP221 and TP222 show the standard 9m view cone applied up to a height of 1.7m above

finished floor level. In accordance with DDO10, excessive screening has been minimised through the incorporation of angled balcony extensions that prevent downward views into the affected SPOS areas, while preserving views and outlook for future occupants. Frosted glass is also proposed where appropriate.

Figure 13 – Overlooking Diagram



Source: CBG Architectural Plans

Noting the resident's communal wellness room on Level 1, overlooking will be mitigated through the provision of highlight windows, which enhance privacy while also providing for natural light, and preventing any views to opposite SPOS areas.

The proposal achieves a reasonable balance between internal amenity and external privacy, consistent with DDO10 and broader scheme objectives.

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4.5.3 Overshadowing

In relation to overshadowing, DDO10 states:

- The Responsible Authority must consider *'The impact of overshadowing to the public realm.'* and;
- *Buildings should: 'Minimise overshadowing impacts on existing and future open spaces, commercial footpath-trading areas and existing residential sites.'*

Noting the location of the subject site, the key areas to consider in the context of the controls are the existing residential properties to the site's south-west (within the Ross Street 'precinct'), Ross Street and Horne Street. The subject site is not proximate to existing or future open space that would be impacted by shadows from the proposed building form.

It is not possible to avoid shadow impacts entirely to properties within the Ross Street precinct, particularly those properties closest to the subject site. Due to the position of the site even a more modestly scaled development, such as the approved 9-storey form, would result in overshadowing of this area for a part of the day at the equinox.

This effect would be further increased under the built form contemplated by DDO10. Therefore, the consideration must be focused on whether or not the proposed shadow consequences are reasonable, both from an amenity perspective but when balanced against the locational and strategic context of the site within an Activity Centre.

Shadow diagrams prepared by CBG Architects test the hours of 9am-3pm on 22 September (Spring Equinox). We note that this ResCode standard does not strictly apply to the subject site under the applicable planning controls and policies, however it provides guidance and an accepted standard to contextualise the results.

The shadow diagrams include the following outlines for comparison:

- Existing shadows
- Approved form (9 storeys / 34 metres)
- DDO10 compliant form (12 storeys / 43 metres)

- Council Officer Recommendation supported from GE/DP-32409/2018/C (12 storeys / 46 metres)
- Proposed shadow (13 storeys / 45 metres)

The diagrams demonstrate that overshadowing impacts on adjoining residential land and the public realm are reasonable for an Urban Renewal Precinct. Importantly, there will be no additional overshadowing of the proposed built form, when compared to the 12-storey/46 metre proposal recommended by Council's officers as part of GE/DP-32409/2018/C.

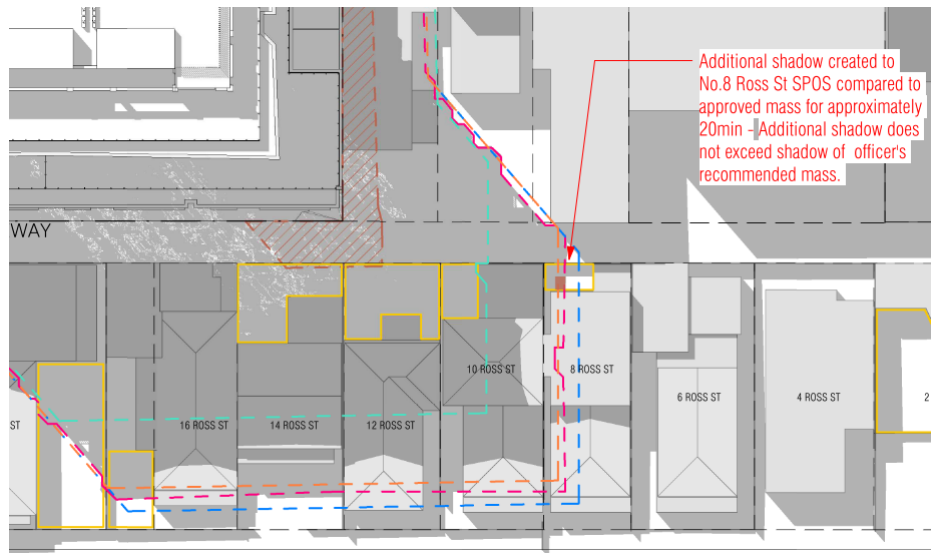
The proposed shadows will not unreasonably undermine the amenity of surrounding streets, nearby lower-scale residential properties or the proposed plaza on the site. Overshadowing is minimised through setbacks and the consolidation of upper levels, consistent with DDO10's building design requirements.

Specifically:

- While Ross Street is not a commercial footpath-trading area or considered to be a key part of the public realm, shadows are limited to only a minor portion of the overall street and generally in the morning hours. The footpaths will continue to receive sunlight throughout the day as the sun moves from east to west, providing for a consistent level of amenity.
- Horne Street will include commercial footpath trading. The proposed development only impacts shadows to Horne Street after 2pm, noting that at 3pm the majority of the north-east side of the street / footpath area will receive sunlight. Existing shadows generally shift off the south-west side of the street and footpath between 9am and 10am, where sunlight is provided until approximately 2pm. Overshadowing impacts are therefore limited from the proposal and will not unreasonably impact the public realm.
- Additional shadow impacts to the SPOS of properties within the Ross Street precinct is limited to the following properties:
 - A minor area of additional shadow to no. 15 Ross Street and No. 17 Ross Street for 30 minutes at 9am

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Figure 16 – 12pm noon shadows

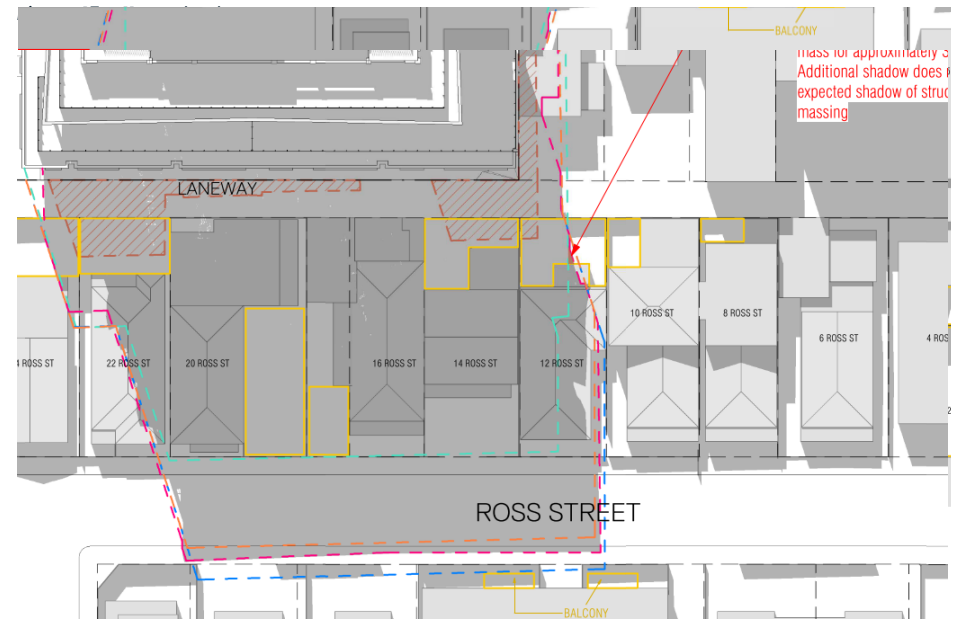


Source: CBG Architectural Plans – Drawing TP953

- A minor area of additional shadow to no. 15, 17, 19 and 21 Nepean Highway for 20 minutes at 9am
- A minor area of additional shadow to 12 Ross Street for 30 minutes at 11am
- A minor area of additional shadow to 8 Ross Street for 20 minutes at 12pm

While properties within the Ross Street precinct cannot be expected to experience the same level of amenity as that supported by current conditions—having regard to the Activity Centre context, the location of the residential lots to the south-west of taller built form, and the designation of the subject site as an urban renewal site—the shadow diagrams and the proposed form demonstrate that the additional overshadowing beyond the approved form and DDO10-compliant shadows remains within what could be considered as reasonable.

Figure 14 – 9am shadows



Source: CBG Architectural Plans – Drawing TP952

We also note that the affected properties are likely to be included in the inner catchment of the future Housing Choice and Transport Zone (HCTZ). This will encourage site consolidation, creating new opportunities to reconfigure sites to maximise daylight, outlook and the amenity of the precinct.

Additional shadows are confined to only limited areas, the majority of which do not impact identified SPOS areas. Where SPOS areas are impacted, it is only for in the order of 20-30 minutes through the hours of 9am-3pm. Between 1pm and 2pm, any additional overshadowing has moved on from the SPOS of the Ross Street properties, allowing them solar access in the afternoon.

4.5.4 Wind

Clause 58 requires developments to achieve acceptable wind conditions for their intended use. The relevant wind comfort criteria are:

- Pedestrian thoroughfares and building entrances: Walking comfort.

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- Communal and private open space: Standing or sitting comfort, depending on use.
- Public open space with seating: Sitting comfort.

A pedestrian-level wind assessment has been prepared to evaluate wind conditions within surrounding streets, laneways, the proposed publicly accessible plaza and terraces within the development.

Vipac have indicated that with proposed design:

- Wind conditions in the ground level footpath areas and access ways would be expected to be within the **walking** comfort criterion.
- The main entrances would be expected to be within the **standing** comfort criterion.
- The covered plaza area would be expected to be within the **standing and sitting** comfort criterion with the recommendations.
- The outdoor dining areas are expected to fulfil the recommended **sitting** criterion.
- The terraces and balconies would be expected to be within the recommended **walking/standing** comfort criterion with the recommendations.
- The wind conditions are expected to be within safety criterion.

It is noted that further work will be undertaken to test and mitigate winds in the plaza space, which can be done via conditions of any permit issued.

Please refer to the wind report for the recommendations and further detail.

Overall, the proposal provides for an acceptable built form response to the objectives, requirements and decision guidelines of DDO10 and applicable policies. The podium-and-tower form, building height, setbacks, articulation and public-realm contributions collectively support the role of the site as part of the Elsternwick Activity Centre Urban Renewal Precinct and result in a high-quality built-form outcome that is appropriate for its context.

4.6 Public Benefits

The Decision Guidelines of DDO10 state that the Responsible Authority must consider whether any building that exceeds the preferred building height 'Demonstrates that the development includes the provision of significant community benefit'.

Noting the proposal incorporates a building height that extends beyond the preferred maximum by 2.9 metres, we have sought to provide for community benefit that corresponds with this and the opportunities of the site and the DFP planning pathway. While 'significant' not been defined in the control or scheme, we have engaged a valuation expert to quantify the benefits against accepted guidance elsewhere in Melbourne, where the provision of public benefits is more common. Guidance from the Melbourne CBD has therefore been applied to help quantify the benefits provided, against what may be 'required' under that same methodology.

We note the officer-supported scheme (of 12-storeys) included the widening of the adjoining laneways and commercial uses as public benefit to support the scheme. This public benefit has then carried through to the approved 9-storey scheme. This forms the base of public benefits which continue to be quantified, but we consider it appropriate to extend upon given the changes proposed in this application (which increase the building height and number of dwellings).

Additional public benefits include:

- Affordable Housing cash contribution of 3% to the Social Housing Growth Fund (SHGF) - \$1.7 million
- New publicly accessible plaza space (130sqm)
- Undergrounding of electrical infrastructure along the site's frontage

Combined with the laneway widening and strategic commercial uses, the proposal generates \$4.5 million on public / community benefits. Applying the Melbourne CBD public benefits framework, this is \$2 million above what could be 'required' under that methodology. Considering the development proposed and the location, this is considered to be a significant community benefit offered.

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Given the current planning controls allow for a 12-storey height and noting we are only one storey above this (2.9 metres), the proposed additional public benefits including the \$1.7 million contribution to affordable housing is considered appropriate to justify one additional level.

4.7 Public Realm and Landscaping

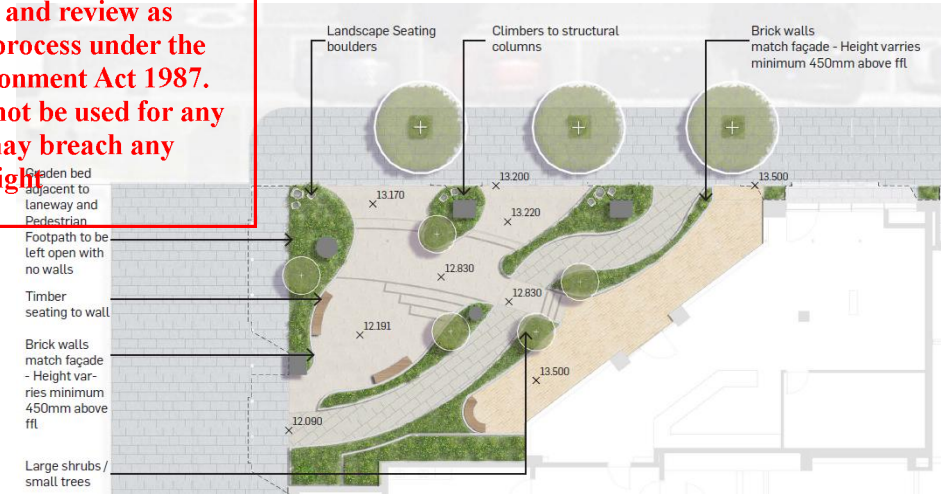
The proposed development incorporates a comprehensive landscape and public realm strategy that responds directly to the opportunities of the site, its context, and the provisions of the Glen Eira Planning Scheme (including Clause 15.01-1L and Clause 58.

The landscape design is an integral component of the built form and public interface, providing a clear community benefit through enhanced streetscape presentation, publicly accessible open space and high-quality communal areas.

In accordance with Council's objective to strengthen landscape character across Glen Eira, and ensure new landscaping responds to its surrounding context, the proposal introduces a layered and site-responsive planting strategy that complements the emerging mixed-use character of the Elsternwick Activity Centre. New street trees are provided along the Horne Street frontage, contributing to canopy continuity, pedestrian comfort and streetscape definition, consistent with Council's strategy to identify and deliver opportunities for canopy planting within activity centre streetscapes.

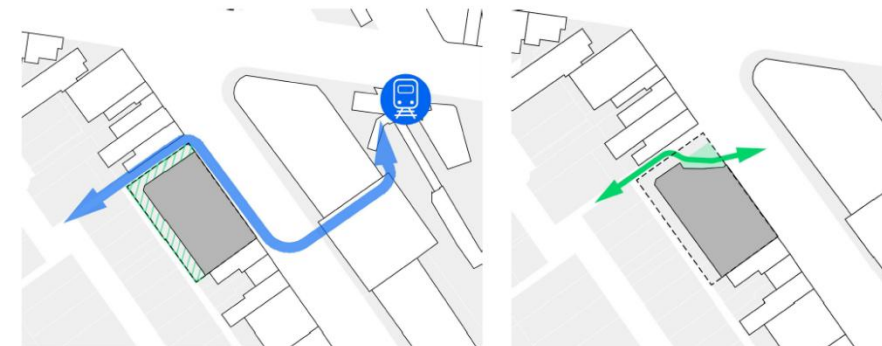
The proposal positively contributes to the public realm through the provision of a landscaped, publicly accessible plaza at the north-east corner of the site, that provides a link to the Elsternwick Station via Horne Street. This space incorporates high-quality, durable paving, terracing, integrated seating and generous planters capable of supporting ground cover, shrubs and small trees, as shown in the indicative render overleaf. The design softens the built form at street level, enhances visual amenity and provides a gathering and dwell space for the community. The space is activated through a retail edge with terrace seating that will provide passive and active surveillance.

Figure 18 Ground floor plaza landscape concept plan



Source: Urbis Landscape Concept Plan

Figure 17 – Guiding Design Principles



CONNECTION
Enhance the existing laneway to create a clearer, more intuitive station connection for current and future residents in the Ross Street pocket.

OPEN SPACE
Introduce a new open space at the site's northern corner along the key desire line to the station, creating a vibrant, high-amenity public plaza area.

Source: CBG Urban Context Report

Landscaping is also integrated throughout the development in a manner consistent with Clause 58 and Council policy encouraging urban landscaping opportunities. A landscaped communal terrace is provided on the Level 3

podium rooftop, offering residents a usable outdoor space incorporating high-quality paving and planters with capacity for varied planting types.

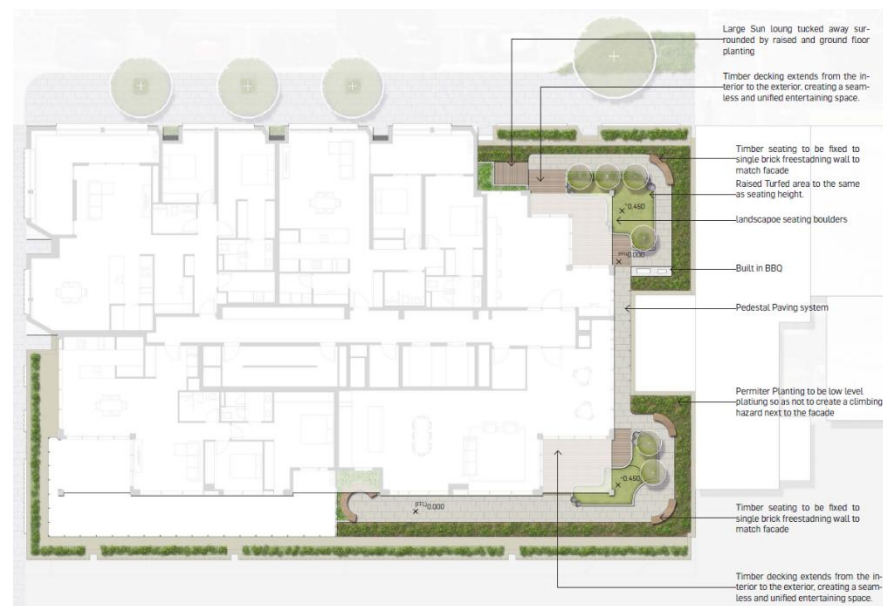
Additional planters are integrated along the podium edge and upper levels of the building, contributing to vertical greening, visual relief and a softer building profile when viewed from the public realm and surrounding properties. These measures support Council's objectives for landscaping to soften built form, provide high levels of on-site amenity and privacy, and contribute positively to the character of the area.

Figure 19 - Landscaping Render



Source: CBG Urban Context Report

Figure 20 Proposed landscaping on the communal terrace (Level 3)



Source: Urbis Landscape Concept Plan

Overall, the proposed landscape and public realm response delivers a high-quality outcome that strengthens landscape character, improves pedestrian amenity and contributes to the broader community benefit objectives of the Elsternwick Activity Centre. The integration of publicly accessible landscaping, street tree planting and communal green spaces represents an appropriate and well-considered response to both the opportunities and constraints of the site, and the broader character of the area.

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4.8 Traffic, Waste and ESD

4.8.1 Traffic

A Traffic Impact Assessment has been prepared to assess the transport, traffic and parking aspects of the proposal.

Statutory Framework

- Car parking is assessed under **Clause 52.06** of the Glen Eira Planning Scheme. Parking Overlay Schedule 2 – Precinct 2-3 (PO2-3) only applies to student housing, which is not proposed in this application.
- Due to **VC277 transitional provisions**, the proposal is assessed against the **former Column B rates** of Clause 52.06-5.
- Bicycle parking is assessed under **Clause 52.34**.

The site also benefits from an existing planning permit (GE/DP-32409/2018/C) which establishes alternative car parking rates and approved access arrangements. The established alternative rates and access arrangements have been incorporated / considered to align with what has been previously accepted and agreed upon.

As noted in the traffic report, the following has not changed in the proposed scheme:

- Total on-site car parking provision.
- Basement access location, car park layout and circulation.
- Bicycle parking locations on and off site.
- Laneway widening and approved traffic mitigation measures.
- Approved parking restrictions on Horne Street.

Car Parking

Statutory requirements:

- The proposal triggers:
 - 55 car spaces** for the residential component.

- 6 car spaces** for the food and drink premises and shop.
- The proposal provides:
 - 58 residential car spaces**, exceeding the statutory minimum.
 - 2 commercial car spaces**, resulting in a statutory shortfall of **4 spaces** for non-residential uses.

The existing permit allows reduced commercial parking and sets minimum parking allocations.

The proposal:

- Meets or exceeds the minimum car parking requirements of the existing permit.
- Retains the approved total of 60 car spaces, with no change to parking layout or access.
- While a statutory reduction applies to commercial uses, this reduction is consistent with the approved permit.
- The car parking provision is considered adequate and acceptable, with no increase in on-site parking demand beyond what has already been approved.

Bicycle Parking

- The proposal provides **52 bicycle spaces**, including resident, visitor, retail and public spaces.
- This **exceeds the statutory minimum bicycle parking requirement** under Clause 52.34.
- No bicycle parking shortfall arises.

Traffic Generation and Impact

Traffic generation

Updated trip generation rates for high-density residential development in high public transport locations have been applied.

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- Despite an increase from 30 to 40 apartments, the proposal is expected to generate:
 - Approximately 10 vehicle trips per peak hour, which is lower than the 15 trips per peak hour approved under the existing permit.

Traffic impact

- The proposal generates **no additional peak-hour traffic** compared to the approved development.
- All previously approved traffic and access arrangements are retained, including:
 - Basement access via the rear laneway.
 - Laneway widening to support two-way vehicle movements.

No new traffic mitigation measures are required.

From a town planning perspective, the TIA demonstrates that:

- The proposal complies with the car parking requirements of the existing planning permit.
- Bicycle parking provision exceeds statutory requirements.
- No additional traffic impacts arise compared to the approved scheme.
- The transport outcomes of the proposal are equal to or better than those previously approved.

There are **no transport, traffic or parking grounds** that would warrant refusal or raise new planning concerns in relation to the proposed changes.

Loading

As noted in the Transport Impact Assessment, all loading and unloading activities associated with the 'Food and drink premises' and 'Shop' tenancies are expected to be undertaken from Horne Street. Activities will be primarily related to the delivery of goods to each tenancy, which will likely be undertaken by small and medium rigid trucks and vans. There is an existing Loading Zone located approximately 20 metres south-east of the subject site that cater to the service and delivery vehicles associated with the tenancies.

On this basis, it is considered appropriate for loading associated with the 'Food and drink premises' and 'Shop' uses to occur from the existing Loading Zone on Horne Street. The proposed loading arrangement is considered appropriate and is consistent with the existing approved development for the site.

4.8.2 Waste

A Waste Management Plan (WMP) has been prepared for the proposal, including the requirements for 40 dwellings, ground-floor café and food-and-drink retail uses. Food and drink uses have been applied to both ground floor tenancies for the purposes of understanding the maximum waste rate that may apply (noting one of the tenancies may be used as a shop and attract lower rates).

The WMP has been prepared in accordance with the City of Glen Eira Waste Management – Building Design for a Sustainable Future, the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments (2019), and relevant provisions of the Glen Eira Planning Scheme, including local policy objectives relating to sustainable design, waste minimisation and amenity protection.

The WMP provides separate, purpose-designed waste systems for the residential and commercial components, supporting effective source separation and improved diversion of waste from landfill. Core waste streams include general waste, commingled recycling, food organics and glass, with provision for hard waste and e-waste. Additional waste streams may be accommodated as required by building management.

All waste is stored entirely within the site boundary in dedicated, appropriately sized waste rooms at ground level. Bin capacities and collection frequencies have been calculated to cater for the projected waste generation rates, ensuring adequate storage and avoiding overflow. No bins will be presented to the kerb or stored in public areas, protecting streetscape amenity and pedestrian safety.

Waste collection for both residential and commercial uses will be undertaken by private contractors from the rear laneway, using low-clearance vehicles. A swept-path assessment confirms that collection vehicles can safely access

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and exit the site, consistent with local policy expectations to minimise impacts on the surrounding road network and nearby sensitive uses.

Overall, the WMP demonstrates that waste storage, separation and collection have been appropriately integrated into the development design, responding to local planning policy objectives for sustainable development, operational efficiency and the protection of residential amenity.

Further detail is provided in the **Waste Management Plan**, which should be read in conjunction with this assessment.

4.8.3 Environmentally Sustainable Design

A Sustainability Management Plan has been prepared to address the local planning policy requirements of Clause 15.01-2L-02, Clause 53.18 and Clause 58 of the Glen Eira Planning Scheme.

The SMP outlines an integrated approach to sustainability that has been prepared to respond to City of Glen Eira requirements and to benchmark the development against the Built Environment Sustainability Scorecard (BESS), with detailed commitments carried through the design, documentation and construction stages.

The development achieves an overall BESS score of 61 per cent against all mandatory targets and assessment categories, which represents Best Practice ESD. Key initiatives include:

- high-performance building fabric and glazing
- efficient all-electric building services
- Appropriate daylight access to habitable spaces (to be confirmed with detailed daylight analysis)
- improved indoor air quality through ventilation design and CO₂ monitoring in non-residential areas
- apartments achieving an average NatHERS rating of 7.2 Stars
- apartments that meet the cooling load requirements of BAS on average

Water efficiency is addressed through the use of high WELS-rated fixtures throughout, rainwater harvesting via an 18,000 litre tank for toilet flushing and landscape irrigation, and on-site stormwater treatment designed to achieve best practice outcomes, in accordance with Clause 53.18.

Collectively, these measures reduce potable water demand, improve operational efficiency, support occupant comfort and minimise environmental impact, with further detail provided in the SMP and supporting appendices.

4.9 Cultural Heritage

The subject site is included within an Area of Cultural Heritage Sensitivity. A Preliminary Aboriginal Heritage Test (PAHT) was prepared by Biosis on 15 February 2019 and certified on 7 March 2019, confirming that due to significant ground disturbance, a Cultural Heritage Management Plan is not required under the Aboriginal Heritage Regulations 2018.

This satisfies the relevant requirements under the *Aboriginal Heritage Act 2006*, ensuring there are no further requirements that need to be addressed under the *Planning and Environment Act 1987*.

Please refer to the enclosed PAHT for further detail.

4.10 Site Environmental

The site is included within the Environmental Audit Overlay (EAO) due to the potential for contamination. An Environmental Audit Report has been prepared by Environmental Earth Sciences (EPA CARMS Number 68829-2), dated 20 April 2021, consistent with Part IXD of the *Environmental Protection Act 1970*.

Site contamination has been reviewed and determined to inform the Statement of Environmental Audit that has been issued. Subject to the conditions in the SoEA, the site is considered suitable for the beneficial uses associated with high-density residential, commercial and industrial (noting industrial is not proposed).

We propose that any planning permit references the Environmental Audit Report to ensure the included conditions / recommendations are complied with and incorporated at the appropriate time.

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Please refer to the included Environmental Audit Report for further detail.

4.11 Better Apartment Design Standards

The proposal has been assessed against the objectives and standards of Clause 58 of the Glen Eira Planning Scheme. Overall, the design demonstrates a high level of compliance with the relevant standards and provides an appropriate response to the objectives of Clause 58, having regard to the site context and surrounding built form.

Where variations occur, these are considered minor and are appropriately justified by the overall design outcome. A detailed assessment against each applicable standard is provided in **Appendix A**.

In support of the tabled BADS assessment provided, please also refer to the enclosed Acoustic Report prepared by O'Callaghan Engineers, the communal space shadow diagrams prepared by CBG Architects (Architectural Plans Drawing TP957) and the detailed BADS layout plans and table provided in the Architectural Plans at Drawings TP600-TP608.

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Conclusion

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5 Conclusion

Overall, the proposal represents a well-considered and policy-aligned development that responds positively to the Glen Eira Planning Scheme and the strategic intent for the Elsternwick Activity Centre. The assessment demonstrates a high level of compliance with the applicable zones, overlays, policies and decision guidelines, and supports an appropriate planning outcome for this strategically located Urban Renewal site.

In summary, the proposal:

- Is strongly supported by State and Local planning policy, delivering higher density mixed-use development within a Major Activity Centre and designated urban renewal area, consistent with objectives for housing growth, economic activity and public realm enhancement.
- Satisfies the requirements of Clause 53.23, including the development cost threshold and the provision of an affordable housing contribution, supporting State objectives to increase affordable housing supply in well-located areas.
- Provides an appropriate mix of residential and ground floor commercial uses that reinforce the commercial function, vitality and walkability of the Elsternwick Activity Centre.
- Responds directly to DDO10 through a podium and tower form that achieves high architectural quality, manages interfaces and amenity impacts, and is appropriate for the scale and role of the Urban Renewal Precinct.
- Demonstrates that the proposed height and setbacks are contextually justified, deliver community benefit and avoid unreasonable visual, overlooking, overshadowing and wind impacts, consistent with DDO10, Clause 15 and Clause 58.
- Delivers substantial public benefits, including a publicly accessible landscaped plaza, active frontages, improved streetscape outcomes and infrastructure upgrades that enhance the public realm.

- Contributes additional housing in a highly accessible location, supports housing diversity and affordability objectives, and achieves a high level of compliance with the Better Apartment Design Standards at Clause 58.
- Provides appropriate car and bicycle parking, retains approved access arrangements and generates no additional traffic impacts beyond those previously approved, consistent with transport policy objectives.
- Achieves Best Practice ESD outcomes, integrates water sensitive design, and appropriately addresses site contamination and cultural heritage requirements.
- Is a shovel ready proposal that can be delivered in a timely manner to quickly deliver much needed additional housing within the Glen Eira municipality.

Taken together, the proposal delivers a balanced and high-quality planning outcome that supports the continued evolution of the Elsternwick Activity Centre. It responds appropriately to the opportunities and constraints of the site, demonstrates a high level of compliance with the Glen Eira Planning Scheme, and is considered suitable for approval.

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Appendix

A

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Clause 58 (BADs) Assessment

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A.1 Clause 58 Assessment Table

Objectives	Standards	Assessment  Complies  Variation Required
Clause 58.02 – Urban Context		
58.02-1 – Urban Context 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.	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.	 Does the proposal meet the objective?  Does the proposal meet the standard? An Urban Context Report has ben prepared by CBG Architects and forms part of this lodgement package. It is considered that the proposal provides a design response that is reflective and appropriate to the urban context in Elsternwick, which is an evolving activity centre where increased heights and scale are encouraged. Please refer to the Urban Context Report and Architectural Plans for further details.
58.02-2 – Residential policy 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.	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.	 Does the proposal meet the objective?  Does the proposal meet the standard? The proposal complies with the relevant planning policy objectives stipulated in the Glen Eira Planning Scheme. Please refer to Section 4 of this Planning Report for further discussion.

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58.02-3 – Dwelling diversity objective

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

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.

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✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The proposal incorporates a total of 40 apartments with a mix of two and three-bedroom apartments. Specifically, the proposal includes:

- 25 two-bedroom apartments (62.5%)
- 15 three-bedroom apartments (37.5%)

This is considered to be an appropriate mix of apartments that accurately responds to market trends.

58.02-4 – Infrastructure 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.

Standard D4

Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The proposed development will be connected to reticulated services, including sewerage, drainage, electricity and gas. Utility services will be restricted to confined areas and will be obscured appropriately.

58.02-5 – Integration with the street objective

To integrate the layout of development with the street.

To support development that activates street frontage.

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

A key element of the overall design of the proposal is ensuring that the development integrates with the street.

The proposal is oriented towards Horne Street with a public covered plaza. There are also two tenancies (one retail tenancy and one restaurant) proposed facing towards Horne Street to provide street activation.

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- 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.

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Clause 58.03: Site Layout

58.03-1 Energy efficiency 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.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwelling or small second dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

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

Table D1 – Cooling Load

NatHERS climate zone	NatHERS maximum cooling load MJ/M ² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69

✓ Does the proposal meet the objective?

⊕ Does the proposal meet the standard?

The proposal is appropriately orientated to the northeast to maximise solar access, with living areas orientated north where possible. The design also incorporates habitable areas that will allow for adequate ventilation and good solar access.

The subject site is located in Climate zone 21 Melbourne. On average, apartments are under the cooling load target, noting only a small number of apartments are above this. Given the balance of internal amenity provided and noting the exceedance is only on a small number of apartments, this is considered to provide for adequate thermal efficiency.

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

58.03-2 Communal open space objective

To provide communal open space that meets the recreation and amenity needs of residents.

To ensure that communal open space is accessible, practical, attractive, easily maintained.

To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Standard D7

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.

Each area of communal open space should be:

- Accessible to all residents.
- A useable size, shape and dimension.
- Capable of efficient management.

Located to:

- Provide passive surveillance opportunities, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Avoid overlooking into habitable rooms and private open space of new dwellings.
- Minimise noise impacts to new and existing dwellings and existing second small dwellings.

Any area of communal outdoor open space should be landscaped and include canopy cover and trees.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

There is a statutory requirement for a total communal open space area of 130 square metres is to be provided in accordance with Standard D7 (30 square metres + 2.5 x 40 square metres). The proposal provides 322 square metres of total communal open space area, satisfying this requirement.

In addition, a total communal outdoor area of 192 square metres is proposed, satisfying the standard noting its accessibility, design and siting to maximise use and benefit.

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58.03-3 Solar access to communal outdoor open space objective

To allow solar access into communal outdoor open space.

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.

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✓ Does the proposal meet the objective?

⊕ Does the proposal meet the standard?

Noting the orientation of the proposed communal outdoor space on the podium rooftop on the south-east side of the tower, the space will receive morning and afternoon sun. Shadows tested on 22 September demonstrate two clear hours of morning sun (9am and 10am), and afternoon sun moves onto the communal area after 3pm. This allows solar access onto the communal outdoor space, while also providing for balance of shaded areas to maximise year-round use of the space. While winter shadows (at 21 June) will reduce the amount of sunlight received, the space will continue to receive an acceptable amount of solar access given its activity centre context, noting outdoor areas are balanced by climate controlled interiors.

58.03-4 Safety objective

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

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The entrance to the development and the apartments can be clearly identified from Horne Street. The main entry leads to a lobby, which is secure and accessible to residents only.

The entrance will provide good lighting to ensure safety is provided at night and will be secure for residents with swipe access in place.

The ground floor tenancies will also provide passive surveillance and will increase the level of safety throughout the area.

58.03-5 Landscaping objectives

Standard D10

✓ Does the proposal meet the objective?

⊕ Does the proposal meet the standard?

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.

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 temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.

The landscape layout and design has been carefully considered and responds to the site context.

The proposal will include the addition of new street trees, which will provide canopy cover for the public realm.

Whilst opportunities for deep soil areas and canopy planting on the site are limited due to the location and basement extent, opportunities for containerised planting have been considered and maximised to provide for a mix of hard and soft landscaping.

The new publicly accessible corner plaza will include a mix of planting including groundcover, shrubs and smaller trees, and on-structure planters within the podium and tower will provide for softening of the building while supporting biodiversity, wellbeing and enhancing amenity.

Please refer to the Landscape Plan prepared by Urbis for further detail.

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- 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.

Table D2 – Canopy Cover and Deep Soil Requirements

Site Area	Canopy Cover	Deep Soil
1000 sqm or less	5% of site area Include at least 1 Type A Tree	5% of site area or 12 sqm (whichever is the greater)
1001 – 1500 sqm	50 sqm plus 20% of site area above 1,000 sqm Include at least 1 Type B Tree	7.5% of site area
1501 – 2500 sqm	150 sqm plus 20% of site area above 1,500 sqm Include at least 2 Type B trees or 1 Type C Tree	10% of site area
2500+ sqm	350 sqm plus 20% of site area above 2,500 sqm Include at least 2 Type B trees or 1 Type C Tree	15% of site area

Table D3 – Soil Requirements for Trees

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

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

Table D4 – Tree Type

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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58.03-6 Access objective

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

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

Vehicular access to the proposal will be provided via an expanded right of way located at the rear of the subject site, via the existing laneway network and Horne Street.

The widened laneway will provide a dedicated pedestrian path delineated from vehicle access, along

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located to minimise visual impact.

Developments must provide for access for service, emergency and delivery vehicles.

with new speed humps in accordance with Council Asset Engineering Department requirements.

58.03-7 Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

60 car parking spaces are proposed for the development to be distributed across two basement levels and two of these spaces will be provided for the ground level retail tenancies.

Access to the basement levels of the development will be provided via lifts and stairs.

Please refer to the Traffic Impact Assessment prepared by Urbis for further discussion.

58.03-8 Integrated water and stormwater management 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

Standard D13

Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The proposal incorporates integrated water and stormwater management systems and the best practice requirements will be met.

Please refer to the SMP prepared by Waterman for further details.

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stormwater prior to discharge from the site.

Clause 58.04 – Amenity Impacts

58.04-1 Building setback 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 and existing small second dwellings.

To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14

The built form of the development must respect the existing or preferred urban context and respond to the features of the site.

Buildings should be set back from side and rear boundaries, and other buildings within the site to:

- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet the objectives of Clause 58.

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✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

We note the following discretionary setback requirements apply to the subject site under DDO10:

- 0m to a height of three storeys (13m including parapet/balustrade)
- 5m upper-level setback

The proposal seeks to vary the discretionary 5 metre upper-level setback which responds to the site and street interfaces. Above the podium, the tower above incorporates the following setbacks from Level 4-12 from the title boundary:

- North-east (Horne Street): 4.7 metres
- North-west (Lois Lane): 4.55 metres (6.25 metres from laneway centreline)
- South-west (rear lane): 4.95 metres (6.5 metres from laneway centreline)
- South-east (to 16 Horne Street): 5.1 metres

The tower form steps back at Level 12, incorporating a further 2.3 metre setback from the level below to create a recessive upper level. It is considered that the proposed setbacks are appropriate as they respond to the existing context and preferred emerging character, allow adequate daylight into the dwellings by allowing appropriate separation from potential future

development, and provide for reasonable outlook while minimising overlooking.

58.04-2 Internal views objective

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

Standard D15

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

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✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The nature of the design ensures that internal overlooking within the development is minimised. Balconies are located below each level, which prevents the opportunity for overlooking from balconies above. Where balconies abut one another, appropriate screening has been incorporated to maintain privacy for both residents. Where podium terraces are proposed, covered areas have been provided to ensure there are areas not impacted by internal overlooking.

58.04-3 Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings or small second dwellings.

To protect residents from external and internal noise sources.

Standard D16

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second 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 D5 should be designed and constructed to achieve the following noise levels:

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

Building services are located throughout each level of the development but are appropriately located away from the habitable rooms of the residential apartments to ensure residents are protected from external and internal noise sources. The proposal will be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

The proposal is within 80 metres of the Sandringham Railway Line, which is identified as a noise influence area in Table D5 of Clause 58.04-3. The site is also proximate to major roads and a tram line. Attenuation measures will also be provided to ensure internal noise levels meet the requirements of Table D5.

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
- Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 – Noise influence area

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

Please refer to the Acoustic Report prepared by O'Callaghan Engineers for further details.

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58.04-4 Wind impacts objective

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

Standard D17

Development of five or more storeys, excluding a basement should:

- Not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and
- Achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land.

Within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.

Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Table D6 – Wind Conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind direction.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: 3 metres per second for sitting areas, 4 metres per second for standing areas,

✔ Does the proposal meet the objective?

✔ Does the proposal meet the standard?

Wind impacts to and from the development have been assessed to ensure safe wind and comfortable wind conditions can be expected by the development. Vipac have undertaken a desktop analysis for all relevant areas, which is to be verified by wind tunnel testing during the detailed design stage, post permit. All current mitigation measures identified in the report are to be implemented at the endorsement stage, alongside the further wind testing.

Please refer to the wind report by Vipac for further detail.

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5 metres per second for walking areas.

Clause 58.05: On-Site Amenity and Facilities

58.05-1 Accessibility objective Standard D18

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

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.

At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 – Bathroom Design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: 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: A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

A total of 60% of dwellings meet the accessibility standard, therefore meeting the overall objective to ensure that a reasonable number of dwellings provide for accessibility that will meet the needs of people with limited mobility.

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Circulation area	A clear circulation area that is: A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin, and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. 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.

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58.05-2 Building entry and circulation objectives

To provide each dwelling and building with its own sense of identity.

Standard D19

Entries to dwellings and buildings should:

- Be visible and easily identifiable.

- ✓ Does the proposal meet the objective?
- ✓ Does the proposal meet the standard?

The main pedestrian entry to the proposed development is located on Horne Street.

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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.

- 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.

The entry is made clearly visible and personal from the street using the awning above the footpath. The entrance also provides shelter for residents and can act as a transitional space. Within the development, the entrances to each apartment provide for safe, functional and efficient movement of the residents. The layout ensures that entrances are well laid out.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

58.05-3 Private open space objective

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

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

Private open space (POS) for each apartment is provided in the form of the balcony, which is in accordance with the requirements stipulated in Table D8 under Clause 58.05-3.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

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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.

Table D8 – Balcony Size

Orientation of dwelling	Dwelling Type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 sqm	1.7m
South (between south 30 degrees west to south 30 degrees east)	All	8 sqm	1.2m
Any other orientation	Studio or 1 bedroom dwelling	8 sqm	1.8m
	2 bedroom dwelling	8 sqm	2m
	3 or more bedroom dwelling	12 sqm	2.4m

Table D9 – Additional Living Area or Bedroom Area

Dwelling Type	Additional area
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Studio or 1 bedroom dwelling	8 sqm
2 bedroom dwelling	8 sqm
3 + bedroom dwelling	12 sqm

58.05-4 Storage objective

To provide adequate storage facilities for each dwelling.

Standard D21

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 – Storage

Dwelling type	Total minimum storage	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

- Does the proposal meet the objective?
- Does the proposal meet the standard?

Each dwelling has access to usable and secure storage space. Storage is available internally and externally for some apartments on Ground Level. Regardless, each apartment meets the minimum storage volume.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

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58.06-1 Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

Standard D22

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

- Does the proposal meet the objective?
- Does the proposal meet the standard?

The residential component is clearly delineated from the retail spaces through the incorporation of separate entrance points for the retail tenancies. Access to dwellings is provided via lift access to the centre of the building with security measures (i.e. swipe access) in

To avoid future management difficulties in areas of common ownership.

58.06-2 Site services objectives

To ensure that site services are accessible and can be installed and maintained.

To ensure that site services and facilities are visually integrated into the building design or landscape.

Standard D23

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

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

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

place to ensure residents security. Any areas of common property will be managed by the appointed Body Corporate.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

Site services of the proposed development will be restricted to the Ground Floor, and easily accessible via the rear laneway.

Mailboxes will be located within the shared lobby on the ground floor of the development, with access via Horne Street and the internal lifts and stairs.

58.06-3 Waste and recycling 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.

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The proposed development is well equipped with waste and recycling facilities. The bin room will be located in the Basement. Residents will be responsible for sorting their own waste through the available bin chutes located in the hallway of each floor, with waste streams other than general waste and recycling taken down to the bin rooms via the lift and internal connections. Commercial tenancies will store waste within the tenancy before transferring to the dedicated waste room as needed. Private collections are proposed and can be accommodated via the expanded side and rear laneways.

Please refer to the Waste Management Plan prepared by Urbis or further discussion.

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.

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58.06-4 External walls and materials objective

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.

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.

- ✓ Does the proposal meet the objective?
- ✓ Does the proposal meet the standard?

The proposed materials include brick, concrete, metal and glass, which will be durable and robust while minimising maintenance. Materials also reflect the existing urban context and preferred character of the area.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

Clause 58.07: Internal Amenity

58.07-1 Functional layout objective

Standard D26

Bedrooms should:

- ✓ Does the proposal meet the objective?
- ✓ Does the proposal meet the standard?

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

- 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.

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

Table D11 – Bedroom Dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D12 – Living Area Dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Each bedroom within the proposed development meets or exceeds the minimum width requirement of 3m and minimum depth requirement of 3m stipulated in Table D11 under Clause 58.07-1. All main bedrooms meet or exceed the minimum width requirement of 3m and minimum depth requirement of 3.4m.

Each living area exceeds the minimum width requirement of 3.6m and minimum area requirement of 12sqm stipulated Table D12 under Clause 58.07-1.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

58.07-2 Room depth objective

To allow adequate daylight into single aspect habitable rooms.

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.

✓ Does the proposal meet the objective?

✓ Does the proposal meet the standard?

The proposed development meets the minimum requirements stipulated by this Standard. All habitable rooms allow adequate access to daylight with all dwellings meeting the appropriate room depths for single aspect habitable rooms, noting all room depths are less than 9 metres and ceiling heights are greater than 2.7 metres.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

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

58.07-3 Windows objective

To allow adequate daylight into new habitable room windows.

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.



Does the proposal meet the objective?



Does the proposal meet the standard?

All habitable rooms have a window in an external wall of the building. There are no snorkel arrangements proposed as part of the development.

The bedrooms which have a second area adjacent to the window meets the size requirement of this standard.

Please refer to the Architectural Plans prepared by CBG Architects for further details.

58.07-4 Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

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.



Does the proposal meet the objective?



Does the proposal meet the standard?

The proposed development provides the required number of dwellings with effective cross ventilation opportunity, with 73% achieving the standard.

Please refer to the Architectural Plans prepared by CBG Architects and the SMP prepared by Waterman for further details.

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Appendix B

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